

RECLAMATION DISTRICT NO. 1614

**AGENDA FOR
REGULAR BOARD OF TRUSTEES MEETING
2:00 P.M. APRIL 3, 2023**

**3121 WEST MARCH LANE, SUITE 100
STOCKTON, CA 95219**

AGENDA

1. Call to Order/Roll Call.
2. **Public Comment**. The public may comment on any matter within the District's jurisdiction that is not on the agenda. Matters on the agenda may be commented on by the public when the matter is taken up. All comments are limited to 5 minutes for general public comment and per agenda item in accordance with Resolution 2014-06.
3. **Minutes**. Approval of Minutes of January 9, 2023, January 18, 2023, February 6, 2023, and March 6, 2023 meetings of the Board.
4. **District Finances**. Presentation of Financial Status Report. Discussion and possible action.
5. **Resolution 2023-01**. Review emergency situation due to flood risk and damage resulting from severe storms to determine the need to continue the action.
6. **Resolution 2022-08**. Review emergency situation resulting from increased channel velocities and scour in the area between north cellular wall of the partially completed Smith Canal Gate Project and the right-side levee within the District to determine the need to continue the action.
7. **District Payroll Agreement**. Discussion and possible action to authorize District Official to approve and execute agreement with payroll consultant.
8. **District Engineer Report**. Presentation of Engineer's Report. Discussion, direction, and possible action for following items:
 - a. Data Request from Jordan Baldwin FEMA Related
 - b. 2001 Grange Avenue Levee Excavation
 - i. Historic excavation in levee at 2001 Grange Avenue.
 - c. SJAFCA and San Joaquin County Local Construction & Maintenance Assessment (LCMA)
 - d. Spring Runoff from Snow Melt
 - i. Information related to the current conditions related to predicted snow melt and reservoir inundation maps along with weather briefing.
 - e. Wisconsin Pump Station Project
9. **Letter of Map Revision**. Discussion and possible action regarding submission of Letter of Map Revision.

This agenda shall be made available upon request in alternative formats to persons with a disability, as required by the Americans with Disabilities Act of 1990 (42 U.S.C. § 12132) and the Ralph M. Brown Act (California Government Code §54954.2). Persons requesting a disability related modification or accommodation in order to participate in the meeting should contact Rhonda Olmo at 209/948-8200 during regular business hours, at least forty-eight hours prior to the time of the meeting.

Materials related to an item on this Agenda submitted to the Trustees after distribution of the agenda packet are available for public inspection in the office of the District Secretary at Neumiller & Beardslee, 3121 West March Lane, Suite 100, Stockton, California during normal business hours. The agenda is also available on the Reclamation District website at: <http://www.rd1614.com/>

10. **SJAFCA Encroachment Permit**. Discussion and possible action regarding data submitted by SJAFCA.
11. **Superintendent's Report**. Presentation of Superintendent's Report; request for direction.
12. **Town Hall**. Discussion and direction on Town Hall meeting.
13. **Report on Meetings Attended**.
14. **District Calendar**.
 - a. Next Meeting is May 1, 2023.
15. **Director Reports**. Discussion and Possible Action.
16. **Future Agenda Items**. Items for future meetings.
17. **Correspondence**. Discussion and direction.
18. **District Bills**. Motion to Approve of Bills.
19. **Agency Reports**. Report from SJAFCA on San Joaquin Area Flood Control Agency's Smith Canal Gate Structure Project.
20. **Adjournment**.

This agenda shall be made available upon request in alternative formats to persons with a disability, as required by the Americans with Disabilities Act of 1990 (42 U.S.C. § 12132) and the Ralph M. Brown Act (California Government Code §54954.2). Persons requesting a disability related modification or accommodation in order to participate in the meeting should contact Rhonda Olmo at 209/948-8200 during regular business hours, at least forty-eight hours prior to the time of the meeting.

Materials related to an item on this Agenda submitted to the Trustees after distribution of the agenda packet are available for public inspection in the office of the District Secretary at Neumiller & Beardslee, 3121 West March Lane, Suite 100, Stockton, California during normal business hours. The agenda is also available on the Reclamation District website at: <http://www.rd1614.com/>

**AGENDA PACKET
RECLAMATION DISTRICT 1614
April 3, 2023**

<u>ITEM</u>	<u>COMMENTARY</u>
1.	Self-explanatory.
2.	Self-explanatory.
3.	Please see attached.
4.	Please see attached.
5.	Please see attached.
6.	Please see attached.
7.	Self-explanatory.
8.	Please see attached.
9.	Self-explanatory.
10.	Self-explanatory.
11.	Please see attached.
12.	Self-explanatory.
13.	Self-explanatory.
14.	Please see attached.
15.	Self-explanatory.
16.	Self-explanatory.
17.	Self-explanatory.
18.	Please see attached.
19.	Self-explanatory.
20.	Self-explanatory.

ITEM 3

DRAFT MINUTES OF REGULAR MEETING OF BOARD OF TRUSTEES
FOR RECLAMATION DISTRICT 1614
HELD MONDAY, JANUARY 9, 2023

The January Regular Meeting of the Board of Trustees of Reclamation District 1614 was held on Monday, January 9, 2023, at the hour of 2:00 p.m.

Roll Call of Board Members and Staff:

President Kauffman, Trustee Christian Gaines, Trustee Dominick Gulli, Attorney Andy Pinasco, Superintendent Abel Palacio and District Secretary Rhonda Olmo

The following members of the public were present: Erik E. Almaas (KSN), Chris Elias (SJAFCA), Paul Guerrero (landowner), Sarah Vigil (Port Marketing)

Absent were: District Engineer, Chris Neudeck

Item 1. Call to Order/Roll Call. President Kauffman called the meeting to order at 2:01 p.m.

Item 2. Public Comment. The public may comment on any matter within the District’s jurisdiction that is not on the agenda. Matters on the agenda may be commented on by the public when the matter is taken up. All comments are limited to 5 minutes for general public comment and per agenda item in accordance with Resolution 2014-06.

No public comment.

Item 3. Approval of Minutes of December 5, 2022, meeting of the Board. After review,

On a motion by Trustee Gulli, seconded by Trustee Gaines, the Trustees present voted unanimously to approve the December 5, 2022 minutes by the following vote.

Ayes:	Gaines, Kauffman, Gulli
Noes:	None
Abstain:	None
Absent:	None

Item 4. Presentation of Financial Status Report. Discussion and possible action.

Rhonda Olmo provided a written and oral report of the District’s revenues and expenditures. She reported the District is at 50% for their fiscal year. She reported on the assessments and interest received to date. The Trustees asked that a new line item be shown on the financial report to track the 2023 Emergency Flood Fight expenses.

On a motion by Trustee Gulli, seconded by Trustee Gaines, the Trustees present voted unanimously to approve the Financial Report by the following vote.

Ayes:	Gaines, Gulli, Kauffman
Noes:	None
Abstain:	None
Absent:	None

Item 5. Resolution 2023-01. Adopt Resolution 2023-01 Declaring a State of Emergency in Response to Flood Risk and Damage Resulting from Severe Storms.

Attorney Andy Pinasco reported that in response to the recent storms, the Governor has proclaimed a State of Emergency for any damages resulting from the weather. In working with Mr. Neudeck, Mr. Pinasco indicated that in the event something does occur in the District that it has this proclamation, and recommends claiming the State of Emergency if needed. What that does is it takes away the competitive bid requirement in the event the District needs to take any action for any damages that may result and will also support any applications in the event something does occur.

After discussion,

On a motion by Trustee Gaines, seconded by Trustee Gulli, the Trustees present voted unanimously to adopt Resolution 2023-01 Declaring a State of Emergency in Response to Flood Risk and Damage Resulting from Severe Storm by the following vote.

Ayes: Gaines, Gulli, Kauffman
Noes: None
Abstain: None
Absent: None

Item 6. Presentation of Engineer’s Report. Discussion, direction, and possible action for following items:

- a. SJAFCA Smith Canal Gate**
- b. Rock Slope Protection Project**
- c. Wisconsin Pump Station No. 7**

Mr. Almaas provided a written and oral report on the following:

FROM ENGINEER’S REPORT:

I. SJAFCA SMITH CANAL GATE

- A. Review correspondence from SJAFCA regarding the status of the Smith Canal Gate Project and follow up investigation associated with the potential of increased velocities and scour in the area between north cellular wall and RD 1614’s levee thru the remaining channel opening of approximately 65 feet in width.**

EXHIBIT A: SJAFCA correspondence regarding the status of Smith Canal Gate dated 1/06/23.

Mr. Almaas provided an updated summary on the ongoing monitoring of the concern related to the potential of increased velocities and scour in the area between the North Cellular Wall and the RD 1614 levee. He reviewed SJAFCA’s January 6, 2023 letter with the Trustees. Mr. Almaas summarized by stating this monitoring was through mid-December and the velocity monitoring and bathymetric surveys performed to date continue to show that no erosion is currently occurring and that measured velocities are below scour-potential velocity thresholds. Ongoing visual inspections of the levee slope continue to occur on a recurring basis.

President Kauffman stated the District has not heard back on the letter that was sent to SJAFCA, Central Valley Flood Protection Board, San Joaquin County Flood Control and Water Conservation District, and United States Army Corps of Engineers. Mr. Elias said that there have been ongoing meetings between the agencies and a request has been made for additional information. Mr. Elias said he will respond within the week and plans a follow up meeting to discuss further.

B. Review photos taken by Supt. Abel Palacio of RD 1614's levee on 12/30/22.

EXHIBIT B: Photo summary by Supt Abel Palacio.

II. ROCK SLOPE PROTECTION PROJECT (2022-2023)

A. Review status of plan development for candidate properties for Rock Slope Protection and Beaver Damage repairs along Smith Canal.

Mr. Almaas stated KSN has a brief list of house projects volunteering for work. KSN is ready to get surveys done (weather permitting). The Trustee's instructed Mr. Almaas (KSN) to maximize the District's funds on this project. They want as much rock work done as possible by June 30, 2023.

III. WISCONSIN PUMP STATION NO. 7

A. Arnaudo was planning on performing the pump testing this past week post the recent storms allowing the system to fill up with surface run-off. KSN will postpone this testing given the extraordinary fluctuations in the watershed runoff and will coordinate the pump testing with Arnaudo, Abel, and Control Point soon when the weather settles out a bit.

After discussion,

On a motion by Trustee Gulli, seconded by Trustee Gaines, the Trustees present voted unanimously to have the pumps tested during a rain storm to achieve more data points in addition to the test required by contract by the following vote.

Ayes: Gaines, Gulli, Kauffman
Noes: None
Abstain: None
Absent: None

Item 7. Resolution 2022-08. Review emergency action to determine the need to continue the action.

Attorney Pinasco stated one of the requirements when you adopt a resolution declaring an emergency is that you revisit it at each meeting until it is determined that the emergency no longer exists. After discussion, the Trustees stated the emergency conditions still exists for the District and this item will be revisited at the February meeting.

Item 8. SJAFCA Smith Canal Gate Project. Discussion and possible action regarding potential of increased velocities and scour in the area between the north cellular wall and RD 1614's levee through the remaining channel opening.

Discussed under Engineer's Report.

Item 9. Letter of Map Revision. Discussion and possible action regarding Letter of Map Revision.

Trustee Gulli stated he heard back from FEMA. FEMA is asking for more information as to the condition of the levee. The Trustee's directed Trustee Gulli, Mr. Neudeck, and Mr. Almaas to provide any existing information they have to FEMA.

Items Mr. Gulli will work with KSN to gather in response are:

- 1987 inspection to levee – submittal to FEMA.
- Most up to date cross-section data. Mr. Almaas indicated KSN has Lidar data.
- Topographic map data for entire district. KSN has 2007 Lidar data with contours. Mr. Almaas stated he can send Trustee Gulli civil LDD file with topographic lines.

Item 10. Presentation of Superintendent's Report; request for direction.

Superintendent Abel Palacio reported on the following:

- All pump stations are in good condition.
- Weekly inspections were completed as well as preventative and corrective maintenance.
- The trees wreaked havoc on the power lines during the storms causing a power outage at Wisconsin. Mr. Palacio rented three generators to place at the stations as future precaution. Two of the large generators were stationed at Wisconsin and Franklin. The third (smaller) generator is ready to go if needed. The Trustee's gave direction to rent the generators on a monthly basis until at least March.
- Trustee Gulli asked Mr. Palacio to note where all the storm drains are backing up.
- The Trustees want Mr. Palacio and KSN to notify County OES that the station lost power and to fill out a damage report.
- Mr. Palacio and Rhonda Olmo to secure another Generator Contractor.
- Mr. Palacio will be going on vacation and has Mr. Orlando Lobosco lined up to assist while he is gone.

Item 11. District Newsletter. Discussion and direction.

The Trustees reviewed the draft newsletter that Ms. Vigil passed out. The following revisions were suggested for her to make:

- Highlight SJAFCA's upcoming meeting for Smith Canal Project. If SJAFCA does not have their meeting date by the time the newsletter is circulated then Ms. Vigil was asked to state that the reader check SJAFCA's website for more information.
- Remove flood plain section.
- Emphasize the District's rip-rap program.

Ms. Vigil was given direction to send an updated draft to all Trustees, via email, for them to send redlines back. Target print date is in February.

Item 12. Report on Meetings Attended. None

Item 13. District Calendar.

- a. **Next Meeting is February 6, 2023** - Trustee Gulli stated he will not be in attendance.

Item 14. Staff Report.

a. **District Treasurer** – Attorney Pinasco stated he is working with the County to see what the process entails on the District becoming their own Treasurer. President Kauffman asked Attorney Pinasco to find out what the process would be to take some of the District’s funds that are available for LAIF investment opportunities.

Item 15. Items for Future Meetings. Newsletter, Form 700

Item 16. Correspondence. Discussion and direction. None

Item 17. Bills. Discussion and Possible Action to approve bills presented.

After review,

Trustee Gulli made a motion to approve the December bills as presented. Trustee Gaines seconded the motion.

Ayes: Gaines, Gulli, Kauffman
Noes: None
Abstain: None
Absent: None

Item 18. Report on San Joaquin Area Flood Control Agency’s Smith Canal Gate Structure Project.

Mr. Elias reported on the following:

- Reported about an available Local Member of Public position available at SJAFCA. The announcement is on SJAFCA’s website. Mr. Elias encourages anyone interested to apply.
- Reported that the LSJR Project is \$1.4B, with local share at #140M.

Item 19. Adjournment. Trustee Gulli made a motion to adjourn the meeting at 4:04 p.m. Trustee Gaines seconded the motion.

Ayes: Gulli, Gaines, Kauffman
Noes: None
Abstain: None
Absent: None

Secretary: The agenda for this meeting was posted at 3121 West March Lane, Suite 100, Stockton, California at least 72 hours preceding the meeting.

Respectfully submitted,

Rhonda L. Olmo
District Secretary

DRAFT MINUTES OF SPECIAL MEETING OF BOARD OF TRUSTEES
FOR RECLAMATION DISTRICT 1614
HELD WEDNESDAY, JANUARY 18, 2023

The January Special Meeting of the Board of Trustees of Reclamation District 1614 was held on Wednesday, January 18, 2023, at the hour of 9:00 a.m.

Roll Call of Board Members and Staff:

President Kauffman, Trustee Christian Gaines, Trustee Dominick Gulli, Attorney Andy Pinasco, and District Secretary Rhonda Olmo

The following members of the public were present: None

Absent were: Engineer Chris Neudeck and District Superintendent Abel Palacio

Item 1. Call to Order/Roll Call. President Kauffman called the meeting to order at 9:01 a.m.

Item 2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant Exposure to Litigation Pursuant to Paragraph (2) of Subdivision (d) of Section 54956.9: one (1) case.

Item 3. Adjournment. The Board adjourned from Closed Session at 10:00 a.m. regarding Action Item 2. All Trustees were present during the entirety of the Closed Session. There is no reportable action.

Secretary: The agenda for this meeting was posted at 3121 West March Lane, Suite 100, Stockton, California at least 24 hours preceding the meeting.

Respectfully submitted,

Rhonda L. Olmo
District Secretary

DRAFT MINUTES OF REGULAR MEETING OF BOARD OF TRUSTEES
FOR RECLAMATION DISTRICT 1614
HELD MONDAY, FEBRUARY 6, 2013

The February Regular Meeting of the Board of Trustees of Reclamation District 1614 was held on Monday, February 6, 2023, at the hour of 2:00 p.m.

Roll Call of Board Members and Staff:

President Kauffman, Trustee Christian Gaines, Attorney Andy Pinasco, Superintendent Abel Palacio and District Secretary Rhonda Olmo

The following members of the public were present: Erik E. Almaas (KSN), Glenn Prasad (SJAFCA), Paul Guerrero (landowner), Sarah Vigil (Port Marketing)

Absent were: Trustee Dominick Gulli and District Engineer, Chris Neudeck

Item 1. Call to Order/Roll Call. President Kauffman called the meeting to order at 2:04 p.m.

Item 2. Public Comment. The public may comment on any matter within the District’s jurisdiction that is not on the agenda. Matters on the agenda may be commented on by the public when the matter is taken up. All comments are limited to 5 minutes for general public comment and per agenda item in accordance with Resolution 2014-06.

Glenn Prasad stated at SJAFCA’s January 26, 2023 Board Meeting that a new Chair was appointed (Gary Singh from Manteca) and a new Vice Chair was appointed (Paul Akinjo from Lathrop). Mr. Prasad also provided information regarding SJAFCA 218 Assessments and handed out materials (staff report and PowerPoint presentation).

Item 3. Presentation of Financial Status Report. Discussion and possible action.

Rhonda Olmo provided a written and oral report of the District’s revenues and expenditures. She reported the District is at 58.3% for their fiscal year. She reported on the assessments and property tax money received to date. She pointed out that a new line item has been added to the report (R1E) to track storm emergency costs. She commented on the high PG&E bill this month. She reported that this report does not reflect the last two payments made to Visa. Once Mrs. Olmo receives the receipts for the Visa bills, she will update the financial report. Mrs. Olmo reported that the warrant issued for payment to Trustee Gulli in the amount of \$100 will be edited to \$50 due to his absence at today’s meeting and the financial report will be edited as such.

On a motion by President Kauffman, seconded by Trustee Gaines, the Trustees present voted unanimously to approve the Financial Report by the following vote.

Ayes:	Gaines, Kauffman
Noes:	None
Abstain:	None
Absent:	Gulli

Item 4. Presentation of Engineer’s Report. Discussion, direction, and possible action for following items:

Mr. Almaas provided a written and oral report on the following:

FROM ENGINEER'S REPORT:

I. SJAFC A SMITH CANAL GATE

- A. Review the area between the north cellular wall and RD 1614's levee through the remaining channel opening of approximately 65 feet in width.

Mr. Almaas reported that there were bathymetric surveys done that showed no change. The velocity measurements were taken with a higher river stage and the flood maximum velocities did not change (actually got smaller).

II. ROCK SLOPE PROTECTION PROJECT (2022-2023)

- A. Review status of plan development for candidate properties for Rock Slope Protection and Beaver Damage repairs along Smith Canal.

Mr. Almaas reported that KSN has surveyed five sites. KSN is processing the data and will start working on the plans to get these out to bid.

III. WISCONSIN PUMP STATION NO. 7

- A. Review likely schedule for Arnaudo Construction Co. to perform the pump testing.
- B. Review Power Services Pump Testing that was run during the heavy rainfall event in January. This does not replace the ultimate testing by Arnaudo Construction Co.
EXHIBIT A: Pump Test for Pump No. 1 (old 40 hp)
EXHIBIT B: Pump Test for Pump No. 2 (old 30 hp)
EXHIBIT C: Pump Test(s) for Pump No. 3 (new 75 hp)
EXHIBIT D: Pump Test(s) for Pump No. 4 (new 75 hp)
Included in Engineer's Report

Mr. Almaas reported that per the Board's direction last month KSN went out there and had Power Services do some pump testing on all four pumps. There were some concerns discussed on the readings and KSN will work with Arnaudo Construction regarding them. KSN is working with Arnaudo Construction to get the official testing run and will provide a final report.

IV. 2023 HIGH WATER EVENT

- A. Review the Governors Emergency Declaration and the subsequent Presidents declaration for the on-going high-water event.
EXHIBIT E: Governor Newsom's Proclamation of a State of Emergency
Included in Engineer's Report

Mr. Almaas went over Governor Newsom's Proclamation of a State of Emergency. KSN is following closely and will be submitting a damage report(s) on behalf of RD 1614.

Item 5. Resolution 2023-01. Review emergency situation due to flood risk and damage resulting from severe storms to determine the need to continue the action.

The Trustees reviewed the existing conditions and stated the emergency conditions still exists for the District. This item will be revisited at the March meeting.

Item 6. Resolution 2022-08. Review emergency situation resulting from increased channel velocities and scour in the area between north cellular wall of the partially completed Smith Canal Gate Project and the right-side levee within the District to determine the need to continue the action.

The Trustees reviewed the existing conditions and stated the emergency conditions still exists for the District. This item will be revisited at the March meeting.

Item 7. Letter of Map Revision. Discussion and possible action to select consultant to provide engineering services and submit Letter of Map Revision and authorize District Official to execute consultant agreement.

President Kauffman reported he wants to consider options of having someone else consider this item so Trustee Gulli is not in a conflict position for signing the application as he is a Trustee and not acting as the District's Engineer.

After discussion:

On a motion by President Kauffman, seconded by Trustee Gaines, the Trustees present voted unanimously to authorize President Kauffman to sign the application after the Consulting Engineer (Jordan Baldwin) and Trustee Gulli review District records to determine whether the records exist to respond to FEMA and request that a Task Order from Jordan Baldwin be obtained for him to meet with the District for no more than one day of his time to make such determination by the following vote.

Ayes: Gaines, Kauffman
Noes: None
Abstain: None
Absent: Gulli

Item 8. Presentation of Superintendent's Report; request for direction.

Superintendent Abel Palacio reported on the following:

- With drought affecting our area for the last two to three years, the pumps at the pump station have not had a real test as to their "state or readiness" other than a few large rain events. With the heavy rains, the pumps at all the pump stations logged several hundred hours of run time each. Mr. Palacio had several problems related to the excessive run time. Some pumps had overload and control system failures as a result. All the problems on the pump stations were able to be repaired immediately or deferred for a future time until weather and time permit.
- As rains and wind continued, the area west of I5 experienced excessive power outages when trees and power lines fell across the state. Mr. Palacio rented three emergency generators from Holt of California and United Rentals to provide power to the most critical station.
- Mr. Palacio was able to get the new pumps at Wisconsin Pump Station flow and efficiency test completed.

- Due to heavy rains, all Levee inspections were done by walking the levee and by doing drive by inspections.

Item 9. District Newsletter. Discussion and direction.

Sarah Vigil reported she received Trustee Gulli’s language for the CLOMR section. President Kauffman will review the new language, make revisions, and send them to Ms. Vigil. President Kauffman asked Ms. Vigil to add some language in the newsletter addressing the Town Hall Spring Meeting indicating that the residents watch for a post card to be mailed later once the meeting date has been established.

On a motion by President Kauffman, seconded by Trustee Gaines, the Trustees present voted unanimously to authorize President Kauffman and/or Trustee Gulli to make the final edits to the newsletter and mail out once ready by the following vote.

Ayes: Gaines, Kauffman
Noes: None
Abstain: None
Absent: Gulli

Item 10. Report on Meetings Attended. None

Item 11. District Calendar.

- a. **Next Meeting is March 6, 2023**

Item 12. Items for Future Meetings. Form 700 and District Audit

Item 13. Correspondence. Discussion and direction. None

Item 14. Staff Report.

- a. AB 1234 and AB 1661 Training provided by Neumiller & Beardslee

Attorney Pinasco stated all reclamation district elected officials have training requirements for The Brown Act and ethics, as well as sexual harassment. He is collaborating with staff to get a training date on calendar. The training will consist of four hours (two hours The Brown Act and two hours sexual harassment). The meeting will be held at Neumiller & Beardslee late in the first quarter or early in the second quarter of 2023.

Item 15. Bills. Discussion and Possible Action to approve bills presented.

After review,

Trustee Gaines made a motion to approve the January bills as presented with the edit to Trustee Gulli’s warrant. President Kauffman seconded the motion.

Ayes: Gaines, Kauffman
Noes: None
Abstain: None

Absent: Gulli

Item 16. Report on San Joaquin Area Flood Control Agency's Smith Canal Gate Structure Project.

Mr. Glenn Prasad reported that SJAFCA continues to work with NIMS regarding the in water work permit situation.

Item 17. Adjournment. President Kauffman made a motion to adjourn the meeting at 2:55 p.m. Trustee Gaines seconded the motion.

Ayes: Gaines, Kauffman

Noes: None

Abstain: None

Absent: Gulli

Secretary: The agenda for this meeting was posted at 3121 West March Lane, Suite 100, Stockton, California at least 72 hours preceding the meeting.

Respectfully submitted,

Rhonda L. Olmo
District Secretary

DRAFT MINUTES OF REGULAR MEETING OF BOARD OF TRUSTEES
FOR RECLAMATION DISTRICT 1614
HELD MONDAY, MARCH 6, 2023

The March Regular Meeting of the Board of Trustees of Reclamation District 1614 was held on Monday, March 6, 2023, at the hour of 2:00 p.m.

Roll Call of Board Members and Staff:

President Kauffman, Trustee Dominick Gulli, District Engineer Chris Neudeck, Attorney Andy Pinasco, Superintendent Abel Palacio and District Secretary Rhonda Olmo

The following members of the public were present: Glenn Prasad (SJAFCA), Paul Guerrero (landowner), Tom Terpstra (N&B Associate), John Guerrero (landowner), Tracy Glaves (landowner), Benjamin Williams (Ridgeline)

Absent were: Trustee Christian Gaines

Item 1. Call to Order/Roll Call. President Kauffman called the meeting to order at 2:03 p.m.

Item 2. Public Comment. The public may comment on any matter within the District's jurisdiction that is not on the agenda. Matters on the agenda may be commented on by the public when the matter is taken up. All comments are limited to 5 minutes for general public comment and per agenda item in accordance with Resolution 2014-06.

None

Item 3. Approval of Minutes of January 9, 2023, January 18, 2023, and February 6 2023, meetings of the Board.

The Trustee's will review the Minutes at the April Board meeting.

Item 4. Presentation of Financial Status Report. Discussion and possible action.

Rhonda Olmo provided a written and oral report of the District's revenues and expenditures. She reported the District is at 66.67% for their fiscal year. She reported on the interest and property tax money received to date. She commented on the high PG&E bill this month. Trustee Gulli believes the District should be able to get the PG&E expenses reimbursed by FEMA. To date, no claim has been filed. Staff will check to see if the District is eligible. Mrs. Olmo reported that a payment will be made to Arnaudo for Progress Payment #8 for the Wisconsin Pump Station this month. As Trustee Gulli is absent today his warrant will be voided.

On a motion by Trustee Gulli, seconded by President Kauffman, the Trustee's present voted unanimously to approve the Financial Report by the following vote.

Ayes:	Gulli, Kauffman
Noes:	None
Abstain:	None
Absent:	Gaines

Item 5. Resolution 2023-01. Review emergency situation due to flood risk and damage resulting from severe storms to determine the need to continue the action.

The Trustee's reviewed the existing conditions and stated the emergency conditions still exists for the District. This item will be revisited at the April meeting.

On a motion by Trustee Gulli, seconded by President Kauffman, the Trustee's present voted unanimously to have Resolution 2023-01 remain in effect by the following vote.

Ayes: Gulli, Kauffman
Noes: None
Abstain: None
Absent: Gaines

Item 6. Resolution 2022-08. Review emergency situation resulting from increased channel velocities and scour in the area between north cellular wall of the partially completed Smith Canal Gate Project and the right-side levee within the District to determine the need to continue the action.

The Trustee's reviewed the existing conditions and stated the emergency conditions still exists for the District. This item will be revisited at the March meeting.

On a motion by Trustee Gulli, seconded by President Kauffman, the Trustee's present voted unanimously to have Resolution 2022-08 remain in effect by the following vote.

Ayes: Gulli, Kauffman
Noes: None
Abstain: None
Absent: Gaines

Item 7. Presentation of Engineer's Report. Discussion, direction, and possible action for following items:

- a. **SJAFCA Smith Canal Gate – Review the area between the north cellular wall and RD 1614's levee through the remaining channel opening of approximately 65 feet in width.**
- b. **Rock Slope Protection Project – Review status of plan development for candidate properties for Rock Slope Protection and Beaver Damage repairs along Smith Canal.**
- c. **Wisconsin Pump Station**
 - i. **Review and discuss progress of Wisconsin Pump Station Project.**

Mr. Neudeck provided a written and oral report on the following:

FROM ENGINEER'S REPORT:

I. SJAFCA SMITH CANAL GATE

- A. Review correspondence from SJAFCA regarding the status of the Smith Canal Gate Project and follow up investigation associated with the potential of increased velocities and scour in the area between north cellular wall and RD 1614's levee thru the remaining channel opening of approximately 65 feet in width.
EXHIBIT A: SJAFCA correspondence regarding the status of Smith Canal Gate date 3/2/23 – included in Engineer's Report.

Mr. Chris Neudeck reported on the letter received from SJAFCA on March 2, 2023. In summary, the velocity monitoring and bathymetric surveys performed to date continue to show that no erosion is currently occurring and that measured velocities are below scour-potential velocity thresholds. Furthermore, ongoing visual inspections of the levee slope continue to occur on a recurring basis.

SJAFCA will continue to observe flow conditions around the project and the RD 1614 levee and plans to react accordingly. This information is supported by Mr. Neudeck's periodic visits by his staff and Superintendent Abel Palacio. Trustee Gulli had questions regarding the water levels asking if they were tied to a data. After further discussion, because the measurement of January 1st (see exhibit A) does not seem to coincide with the level measurements the District received, the Trustee's want to also look at where this measurement was made and what the levels were at Rough & Ready Island for the period mid December 2022 – mid February 2023. Mr. Neudeck will further examine with CBEC.

II. DATA REQUESTS FROM JORDAN BALDWIN FEMA RELATED

- A. Review data requested and meeting to review information scheduled for 3/8/23.
EXHIBIT B: Email from Jordan Baldwin dated 2/28/23 – included in Engineer's Report.

Mr. Neudeck reported he has a meeting with Jordan Baldwin and his staff this Wednesday to go over the data that was requested by KSN. Trustee Gulli mentioned he met with Mr. Baldwin and went over the list of items that FEMA requested and more information is still needed. Mr. Neudeck will work with SJAFCA to obtain the following documents:

- Final Interior Drainage Analysis Report for SJAFCA's request for FEMA Conditional Letter of Map Revision (CLOMR) for the Smith Canal Closure Structure;
- FEMA accreditation documentation for Levee Segment P-359. RD 1614 levee segment immediately west of Smith Canal Gate along golf course.

President Kauffman said the District was warned by Eric Almaas (KSN) that some of the information that FEMA is asking for had not yet been updated and too old for resubmittal at this time. President Kauffman wants Mr. Baldwin to be comfortable as a professional engineer to submit his response to FEMA.

Mr. Neudeck cautioned that most of the data that his firm has is limited and as a professional engineer he would not rely upon and could not rely upon for a FEMA LOMR. He said the data is not certifiable. Mr. Neudeck has a strong difference of opinion as to what is required to bring a levee of this sort to bring before FEMA. He cautioned to Benjamin Williams and his firm to be careful about what they are certifying. Mr. Neudeck recommended strongly that RD 1614 not go down this path and feels this is an unwise position of the District to take.

In summary, there is a strong disagreement as to whether a professional engineer can certify these levees based on the data the District has. Mr. Neudeck does not think a professional engineer could do that with the data that is available. Trustee Gulli, who is also a professional engineer, feels Mr. Neudeck is incorrect and that the levees can be certified. Trustee Gulli stated he and Mr. Baldwin reviewed everything that was requested by FEMA and Mr. Baldwin feels like from what he has seen that the documentation meet the requirements. Trustee Gulli said Mr. Baldwin is willing to sign a letter and respond with the information FEMA requested on the District's behalf to get the LOMR process continued.

III. WISCONSIN PUMP STATION NO. 7

- A. Arnaudo is still planning on performing the pump testing after this coming week storms allowing the system to fill up with surface run-off. KSN will coordinate the pump testing with Arnaudo, Abel, and Control Point.

Mr. Neudeck stated there will be testing hopefully scheduled the week of the 20th.

Item 8. Letter of Map Revision. Discussion and possible action to authorize performance of tasks necessary for submission of Letter of Map Revision.

After Board discussion, the Trustee's had clarification from Mr. Neudeck that the Letter of Map Revision to be requested at the end of the SJAFCA project/Smith Canal Gate project will be to certify RD 1614 from the protection from the Gate project which does not include certification of the Smith Canal levee on the RD 1614 side.

After further review, given the contrasting character in scope, Attorney Pinasco recommended that the indemnity provision on the Change Order reflect the character of the work to be performed.

On a motion by Trustee Gulli, seconded by President Kauffman, the Trustee's present voted unanimously to recommend that any authorization be done in accordance with a Change Order by the following vote.

Ayes:	Gulli, Kauffman
Noes:	None
Abstain:	None
Absent:	Gaines

Item 9. Levee Certification. Discussion and possible action regarding the District's previous certification efforts.

See Engineer's report, Item 7, II, A. Further discussion was held as to whether the Smith Canal levees are required to be certified, and if so, do the levees need to be evaluated in order to obtain FEMA accreditation. Attorney Pinasco will reach out to SJAFCA for clarification. Trustee Gulli reviewed the interior drainage analysis included in the agenda packet.

Trustee Gulli directed staff to find the meeting minutes (around the May 2007 timeframe) for when the District decided not to pursue a Provisionally Accredited Levee (PAL).

Item 10. Presentation of Superintendent's Report; request for direction.

Superintendent Abel Palacio reported on the following:

- He was able to have the opportunity to perform maintenance on the pumps and make inspections of the levees system in the area of the District's responsibility;
- He was able to make contact with a few neighbors to arrange rock slope for slope protection (riprap) on their property;
- He was able to make repairs to the fence at Franklin pump station, which was damaged by intruders;
- He called Moorman Pump Company to remove and inspect a pump that failed during the heavy rains in January
- A levee inspection was held from the waterside of the levee with the District's boat on January 9th. Mr. Palacio reviewed his findings with the Board. Trustee Gulli will make contact with the landowner at 1848 W Tuxedo to see if he is willing to sell his property to the District.

Item 11. District Newsletter. Discussion and direction.

Sarah Vigil informed staff that the Newsletter is with the printer now and will be circulated next week.

Item 12. Report on Meetings Attended. None

Item 13. District Calendar.

- a. **Next Meeting is April 3, 2023**

Item 14. Items for Future Meetings. District Audit, Form 700, Sexual Harassment/Brown Act/Ethics training.

Item 15. Correspondence. Discussion and direction. None

Item 16. Bills. Discussion and Possible Action to approve bills presented.

After review,

Trustee Gulli made a motion to approve the February bills as presented with Trustee Gulli's warrant being voided. President Kauffman seconded the motion.

Ayes: Gulli, Kauffman
Noes: None
Abstain: None
Absent: Gaines

Item 17. San Joaquin Area Flood Control Agency Levee Construction and Maintenance Assessment. Discussion of impacts on the District and that portion of the North Bank of Calaveras River within the District.

Mr. Glenn Prasad reported on the last SJAFCA Board meetings indicating that a levee construction and maintenance assessment briefing was held on January 26th. Another briefing was held on February 16th where SJAFCA presented the draft preliminary engineer's report (included in agenda packet) where the overall outreach strategy was also discussed. The project is scheduled to start in the spring and SJAFCA is working with the permitting agencies to align themselves. The Corps of Engineers and Nims met last week during a site visit and Nims is back on board. SJAFCA's next meeting will be held on March 16th and there will be a Special Outreach Meeting on March 9th, at 12:00 p.m., at 3425 Brookside Rd., Stockton.

Chris Neudeck to research the methodology under which the District's properties are to be assessed.

Item 19. Closed Session. 4:25 p.m. – *Attorney Pinasco reported the Board is going into Closed Session regarding Items 19 (a) and (b).*

- a. **PUBLIC EMPLOYEE PERFORMANCE EVALUATION**
Title: Levee Superintendent
- b. **PUBLIC EMPLOYEE PERFORMANCE EVALUATION**
Title: District Secretary

Item 20. Closed Session Report. *The Board reconvened from Closed Session at 4:41 p.m. President Kauffman and Trustee Gulli were present in its entirety. There was no reportable action regarding Items 19 (a) and (b).*

Item 21. Employee Contracts. Discussion and possible action regarding changes to Levee Superintendent and Secretary contracts.

After discussion,

President Kauffman made a motion to approve an increase in the District Superintendent's salary by 7.5%. Effective March 6, 2023 his salary will be adjusted from \$48/hr. to \$51.60/hr. Trustee Gulli seconded the motion.

Ayes: Kauffman, Gulli
Noes: None
Abstain: None
Absent: Gaines

President Kauffman made a motion to approve an increase in the District Secretary's salary by 7.5%. Effective March 6, 2023 her salary will be adjusted from \$55/hr. to \$59.13/hr. Trustee Gulli seconded the motion.

Ayes: Kauffman, Gulli
Noes: None
Abstain: None
Absent: Gaines

Item 22. Adjournment. President Kauffman made a motion to adjourn the meeting at 4:52 p.m. Trustee Gulli seconded the motion.

Ayes: Kauffman, Gulli
Noes: None
Abstain: None
Absent: Gaines

Secretary: The agenda for this meeting was posted at 3121 West March Lane, Suite 100, Stockton, California at least 72 hours preceding the meeting.

Respectfully submitted,

Rhonda L. Olmo
District Secretary

Reclamation District 1614

February 2023 Bills

NAME	INVOICE #	AMOUNT	TOTAL \$	WARRANT #	CHECK #	SUBVENTION FUND
Kevin Kauffman		\$100.00		6174		
			\$100.00			
Christian Gaines		\$50.00		6175	void	
			\$50.00			
Dominick Gulli		\$50.00		6176		
			\$50.00			
Rhonda Olmo		\$1,443.75		6177		
			\$1,443.75			
Neumiller & Beardslee	338390	\$4,407.38		6178		
			\$4,407.38			
Kjeldsen, Sinnock, & Neudeck	34680	\$1,348.98		6179		
	34681	\$1,286.25				
	34682	\$175.00				
	34683	\$82.50				
	34684	\$1,458.45				
	34685	\$15,767.50				
	34686	\$1,030.00				
			\$21,148.68			
Holt of California	G0694701	\$4,455.65		6180		
	G0694702	\$1,127.32				
	G0692901	\$4,269.53				
	G0692902	\$2,011.37				
			\$11,863.87			
Delk Pest Control	178817	\$220.00		6181		
			\$220.00			

Reclamation District 1614
February 2023 Bills

Arnaudo Construction Progress Payment No. 8	115	\$1,983.01		6182	
			\$1,983.01		
Willie Electric Supply Co., Inc.	S2123110.001	\$2,307.79		6183	
			\$2,307.79		
Power Services, Inc.	7137	\$1,300.00		6184	
			\$1,300.00		
Abel Palacio - February Payroll		\$1,211.09			Direct Deposit
			\$1,211.09		
Orlando Lobosco - February Payroll		\$205.76			2548
			\$205.76		
State of California Payroll Taxes - Feb.		\$35.43			
			\$35.43		
Federal Government Payroll Taxes - Feb.		\$473.10			
			\$473.10		
Sprint		\$111.05			online
			\$111.05		
Comcast		\$134.69			online
			\$134.69		
PG&E		\$13,035.78			online
			\$13,035.78		

WARRANT TOTAL:	\$44,874.48
CHECKING TOTAL:	\$15,206.90
TOTAL BILLS PAID	\$60,081.38

ITEM 4

RECLAMATION DISTRICT 1614
FINANCIAL REPORT MEETING APRIL 2023 MEETING
% OF FISCAL YEAR ELAPSED THROUGH END OF MARCH - 75%

Budget Item	Budget Amount	Expended MTD	Expended YTD	% YTD
GENERAL FUND				
Administrative				
G1 Annual Audit	\$ 7,500.00	\$0.00	\$0.00	0.00%
G2 Public Communication & Noticing	5,000.00	\$5,890.74	\$6,908.24	138.16%
G3 Election Expense	30,000.00	\$0.00	\$1,072.44	3.57%
G4 Superintendent	50,000.00	\$3,557.61	\$31,503.54	63.01%
G4a Secretary	16,000.00	\$1,812.05	\$12,525.80	78.29%
G5 Workers' Compensation	2,500.00	\$669.50	\$1,740.14	69.61%
G6 Trustee Fees	4,000.00	\$150.00	\$1,800.00	45.00%
G7 County Assessment Administration	8,000.00	\$728.00	\$5,690.26	71.13%
G7A General Assessment Administration (Engineers)	5,000.00	\$206.25	\$7,576.24	151.52%
G8 Office Supplies	700.00	\$0.00	\$868.95	124.14%
G9 Communication (phones, radios, etc.)	4,000.00	\$289.03	\$1,964.69	49.12%
G12 Education/Memberships	5,000.00	\$0.00	\$2,203.00	44.06%
G13 Non Management Staff	7,500.00	\$0.00	\$0.00	0.00%
G13A LOMR		\$0.00	\$8,250.00	0.00%
TOTAL	\$145,200.00	\$13,303.18	\$82,103.30	56.54%
Consultants				
G14 General Engineering	\$ 30,000.00	\$5,386.01	\$21,568.69	71.90%
G15 General Legal	30,000.00	\$1,805.00	\$25,731.79	85.77%
TOTAL	\$ 60,000.00	\$7,191.01	\$47,300.48	78.83%
Property & Equipment				
G16 Operation & Maintenance	\$ 3,000.00	\$0.00	\$18.38	0.61%
G16A District Vehicle Expenses	3,500.00	\$702.64	\$2,583.30	73.81%
G17 Acquisitions	0.00	\$0.00	\$0.00	0.00%
G18 Flood Fight Supplies	0.00	\$0.00	\$0.00	0.00%
TOTAL	\$ 6,500.00	\$702.64	\$2,601.68	40.03%
Other				
G19 Insurance	\$ 15,000.00	\$0.00	\$15,499.76	103.33%
TOTAL	\$ 15,000.00	\$0.00	\$15,499.76	103.33%
TOTAL GENERAL FUND	\$ 226,700.00	\$ 21,196.83	\$ 147,505.22	
RECURRING EXPENSES				
Levee				
R1 General Maintenance	\$ 15,000.00	\$1,660.95	\$9,284.70	61.90%
R1A Engineering - General	25,000.00	\$927.50	\$10,329.26	41.32%
R1C Riprap and Levee Repair	350,000.00	\$16,060.00	\$65,713.16	18.78%
R1D DWR 5 Year Plan	0.00	\$838.75	\$1,195.00	0.00%
R1E Storm Emergency	0.00	\$4,860.53	\$20,125.06	0.00%
TOTAL	\$ 390,000.00	\$24,347.73	\$91,382.65	23.43%
Drainage				
R2 Electricity	\$ 15,000.00	\$4,214.43	\$30,330.86	202.21%
R3 Sump Clearing	30,000.00	\$0.00	\$5,409.59	18.03%
R4 Plant O&M	75,000.00	\$2,742.74	\$21,076.91	28.10%
R4A Pest Control	3,000.00	\$220.00	\$2,063.20	68.77%
R5 Wisconsin Pump Station Design	0.00	\$0.00	\$175.00	0.00%
R6 Wisconsin Pump Station Construction	0.00	\$130.00	\$66,754.72	0.00%
TOTAL	\$ 123,000.00	\$7,307.17	\$125,810.28	102.28%
TOTAL RECURRING EXPENSES	\$ 513,000.00	\$ 31,654.90	\$ 217,192.93	
TOTAL EXPENSE BUDGET	\$ 739,700.00	\$ 52,851.73	\$ 364,698.15	

Budget Item	Budget Amount	Expended MTD	Expended YTD	% YTD
<u>INCOME</u>				
Anticipated				
Assessment - Existing	\$ 346,725.80	\$1,535.60	\$184,870.37	53.32%
Assessment - Wisconsin	97,090.00	\$0.00	\$64,105.31	66.03%
Interest	5,000.00	\$0.00	\$21,188.00	423.76%
Property Tax	150,000.00	\$0.00	\$98,280.21	65.52%
Subvention Reimbursement	252,644.42	\$0.00	\$0.00	0.00%
2019-2020 DWR 5-Year Plan	0.00	\$0.00	\$0.00	0.00%
Delta Grant II - Flood Fight Supplies	0.00	\$0.00	\$0.00	0.00%
TOTAL	\$ 851,460.22	\$1,535.60	\$368,443.89	43.27%
TOTAL NET INCOME (LOSS)	\$ 111,760.22			
O&M Fund Balance (as of 3/31/2023)		\$2,205,157.64		
Wisconsin Fund Balance (as of 3/31/23)		\$61,796.33		
Proposed Expenses		\$52,851.73		
TOTAL CASH		\$ 2,214,102.24		
Checking Account Balance (as of 3/31/23)		\$5,352.33		
TOTAL CASH ON HAND		\$ 2,219,454.57		

Wisconsin Pump Station Costs: \$871,811.87
See attached for details.

ITEM 5

RECLAMATION DISTRICT NO. 1614

RESOLUTION 2023-01

RESOLUTION OF THE BOARD OF TRUSTEES OF RECLAMATION DISTRICT NO. 1614 DECLARING THAT AN EMERGENCY SITUATION EXISTS DUE TO FLOOD RISK AND DAMAGE RESULTING FROM SEVERE STORMS

WHEREAS, the Trustees of Reclamation District No 1614 (“District”), of the County of San Joaquin, State of California, a regular meeting of the Board of Trustees was held at the district offices at 3121 West March Lane, Suite 100, Stockton, California on January 9, 2023, at 2:00 p.m.; and

WHEREAS, commencing on December 27, 2022, it became probable that an atmospheric river would produce high levels of rainfall in the Sacramento San Joaquin Delta region coinciding with high tides and winds; and

WHEREAS, it is forecasted that additional and continuing storms related this series of atmospheric river systems threaten the Sacramento San Joaquin Delta region, bringing heavy rainfall, expected flooding, strong winds and wind gusts, falling debris, downed trees, and widespread power outages; and

WHEREAS, on January 4, 2023, in response to the damage caused by the recent storms, and impending forecasted storms Governor Newsom proclaimed a State of Emergency throughout California in accordance with Government Code section 8625, suspending provisions of the Government Code and Public Contract Code, including but not limited to competitive bidding requirements, to address the effects of these storms; and

WHEREAS, in response to the effects of these storms, the District’s Board of Trustees (the “Board”) hereby find that such conditions constitute an emergency that will not permit a delay from an advertised competitive solicitation for bids and that immediate restoration of service and repair of drainage and levee systems are necessary to respond to this emergency to protect health and safety.

NOW, THEREFORE, BE IT RESOLVED, AND IT IS HEREBY RESOLVED, by the Board of Trustees of Reclamation District 1614 that:

1. An emergency situation exists within the District and along the District’s levees due to emergency conditions resulting from the severe storms and impending forecasted storms, which will require the District to proceed immediately with any work resulting from the storms to prevent the possible flooding of the district, and failure to its levees at the earliest possible time.
2. That any Trustee, the District Secretary, and/or District Engineer be hereby authorized and directed to acquire such materials and equipment and to enter into contracts necessary and appropriate to meet the emergency needs of the District

caused by the severe storms and impending forecasted storms in accordance with the Decision Making Authority described in Resolution 2018-13.

- 3. This emergency shall be deemed to have commenced on January 9, 2023, and shall continue until further action of this Board.

PASSED AND ADOPTED by the Board of Trustees of Reclamation District No. 1614 at a meeting thereof held on this 9th day of January, 2023, by the following vote, TO WIT:

AYES:

NOES:

ABSTENTION:

ABSENT:

RECLAMATION DISTRICT NO. 1614
A Political Subdivision of the
State of California

By: _____
KEVIN KAUFFMAN, PRESIDENT

ATTEST:

RHONDA OLMO, SECRETARY

CERTIFICATION

I, RHONDA OLMO, Secretary of Reclamation District No. 1614, do hereby certify that the foregoing is a full, true and correct copy of a resolution of Reclamation District No. 1614 duly passed and adopted at a meeting of the Board of Trustees thereof held on the 9th day of January, 2023.

Dated: _____, 2023.

RHONDA OLMO, SECRETARY
Reclamation District No. 1614

ITEM 6

RECLAMATION DISTRICT NO. 1614

RESOLUTION 2022-08

RESOLUTION OF THE BOARD OF TRUSTEES OF RECLAMATION DISTRICT NO. 1641 DECLARING THAT AN EMERGENCY SITUATION EXISTS

WHEREAS, the Smith Canal Gate Project was unable to achieve connection to the right side levee within Reclamation District 1614 – Smith Canal (the “District”) within the current in-water work window; and

WHEREAS, the National Marine Fisheries Service (“NMFS”) and United States Army Corps of Engineers (“USACE”) have not authorized the opening of the gate device for the Smith Canal Gate Project, which would provide an additional outlet for the Smith Canal to drain to the San Joaquin River; and

WHEREAS, commencing on December 5, 2022, the prospect of increased channel velocities and scour in the area between north cellular wall of the partially completed Smith Canal Gate Project and the right-side levee within District is a high level of concern for its integrity; and

WHEREAS, any damage to a District levee constitutes a clear and imminent danger to life and property within the District; and

NOW, THEREFORE, BE IT RESOLVED, AND IT IS HEREBY RESOLVED, by the Board of Trustees of Reclamation District 1614 that:

1. The Recitals are hereby incorporated by this reference.
2. As of Monday, December 5, 2022, an emergency condition exists within the District and along the District’s levees due to the prospect of increased channel velocities and scour in the area between north cellular wall of the partially completed Smith Canal Gate Project and the right-side levee within Reclamation District 1614, which requires the District to proceed immediately with all work necessary at the earliest possible time to prevent the possible failure to its levee and flooding of the District.
3. The District President, District Engineer, and/or District Superintendent, acting alone or in concert with others be hereby authorized and directed to acquire such materials and equipment and to enter into contracts necessary and appropriate to meet the emergency needs of the District caused by the increased channel velocities and scour in the area between north cellular wall of the partially completed Smith Canal Gate Project and the right-side of the levee of the District in accordance with District Standards and Policies.

PASSED AND ADOPTED by the Board of Trustees of Reclamation District No. 1614 at a meeting thereof held on this 5th day of December, 2022, by the following vote, TO WIT:

AYES: 3
NOES: 0
ABSTENTION: 0
ABSENT: 0

RECLAMATION DISTRICT NO. 1614
A Political Subdivision of the
State of California

By: Kevin H. Kauffman
KEVIN KAUFFMAN, PRESIDENT

ATTEST:

Rhonda Olmo
RHONDA L. OLMO, SECRETARY

CERTIFICATION

I, RHONDA L. OLMO, Secretary of Reclamation District No. 1614, do hereby certify that the foregoing is a full, true and correct copy of a resolution of Reclamation District No. 1614 duly passed and adopted at a regular meeting of the Board of Trustees thereof held on the 5th day of December, 2022.

Dated: _____, 2022.

RHONDA OLMO, SECRETARY
Reclamation District No. 1614

ITEM 8

Kevin Kauffman, President
Christian Gaines, Trustee
Dominick Gulli, Trustee

**RECLAMATION DISTRICT NO. 1614
SMITH TRACT**

Andrew J. Pinasco, Counsel
Rhonda L. Olmo, Secretary
Christopher H. Neudeck, Engineer
Abel Palacio, Superintendent

**BOARD OF TRUSTEES MEETING
MONDAY, APRIL 3, 2023
2:00 PM
ENGINEER'S REPORT**

I. DATA REQUEST FROM JORDAN BALDWIN FEMA RELATED

A. Review data requested and sent to Jordan Baldwin and Dominic Gulli.

Project: 0806-0010 Smith General Services

Notification about File Transfer **Additional RD 1614 documents**

Note: You have been CC'd on this notification.

A transfer (File Transfer) has arrived on the KSN, Inc. Info Exchange Site.

Remarks

Ben/Jordan,

As per our meeting last Friday, I have compiled the following additional documents:

1. 2009 Five Year Plan PDF
2. 2009 Five Year Plan CAD
3. 2018 Five Year Plan CAD
4. 2015 Smith Canal Profiles CAD
5. RD 1614 Subventions Claims
6. Scanned copies of hard copy files
7. 2017 Smith Canal Interior Drainage Analysis
8. 2010 LOMR Submittal for Levee P-359

Please click on the link below to download the documents. Thanks.

[View the Transfer in Newforma Project Center](#)

II. 2001 GRANGE AVE LEVEE EXCAVATION

A. Review email from constituent Mary Ann Hunter about historic excavation in levee at 2001 Grange Ave. Review outcome of inspection conducted with KSN Inc and Abel Palacio.

EXHIBIT A: Email correspondence from Mary Ann Hunter dated 3/23/23.

**III. PROPOSED LEVEE CONSTRUCTION & MAINTENANCE ASSESSMENT
(LCMA)**

A. Review documentation associated with the SJAFCA and San Joaquin County LCMA. Discuss the details of the assessment.

EXHIBIT B: Relationship between the Smith Canal Area Assessment District and the proposed Levee Construction and Maintenance Assessment.

EXHIBIT C: Resources & Information Materials along with Community Meetings Schedule located on SJAFCA Website under the PROPOSED ASSESSMENT TAB.

EXHIBIT D: Map of the Assessment District Boundary.

EXHIBIT E: Map of the Assessment Boundary and the O&M Boundary and Proposed Capital Boundary.

EXHIBIT F: Frequently Asked Questions of the Proposed Assessment for Levee Construction and Maintenance.

EXHIBIT G: SJAFCA Newsletter on LCMA.

EXHIBIT H: LCMA Engineers Report.

IV. SPRING RUNOFF FROM SNOW MELT

- A. Review information related to the current conditions related to predicted snow melt and reservoir inundation maps along with weather briefing.

EXHIBIT I: Statewide Snow Water Content. Reservoir Conditions and Snow Melt, Inundation Map for Don Pedro & Weather & Hydrology Briefing

EXHIBIT J: Reservoir Conditions and Snow Melt

EXHIBIT K: Inundation Map for Don Pedro.

EXHIBIT L: DWR Weather & Hydrology Briefing 3/24/23.

V. WISCONSIN PUMP STATION NO. 7

- A. Arnaudo is still planning to perform the pump testing after this coming week storms allowing the system to fill up with surface run-off. KSN will coordinate the pump testing with Arnaudo, Abel, and Control Point.

Exhibit A

Christopher H. Neudeck

From: Chris Elias <Chris.Elias@stocktonca.gov>
Sent: Monday, March 27, 2023 1:00 PM
To: Mel Lytle; William Crew
Cc: Kevin M. Kauffman (kauffmankevin@comcast.net); Pinasco, Andy J.; Christopher H. Neudeck; iriedeby@gmail.com; Patty Vasquez; iriedeby@comcast.net
Subject: RE: Smith Canal levee danger???

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Dr. Lytle et al-

Thank you for forwarding this message from Mary Ann Hunter. The content of the e-mail below is of interest to SJAFCA, but more so to Presidents of RD 828 and 1614. Their District Engineer is KSN, also copied here. Thanks again for sharing the email from Mary Ann.

President Provost & President Kauffman – The e-mail below is for your review, and information.

Sincerely,

Chris Elias

From: maboyen88@cruzio.com <maboyen88@cruzio.com>
Sent: Thursday, March 23, 2023 12:09 PM
To: Patty Vasquez <Patty.Vasquez@stocktonca.gov>
Subject: Smith Canal levee danger???

CAUTION: This email originated from outside the City of Stockton. Do not click any links or open attachments if this is unsolicited email.

Hello to the Stockton City Manager's office,

I'm not sure who to contact, but I've been fretting over the following item for months.

In 1950, my mom and grandpa, with the help of a pensioner "houseboater" tied up on the lot next door, built our home at 2001 Grange St., up on the Smith Canal levee. It was a wonderful place to grow up. Our living room had 3 floor to ceiling windows that looked out on the

Canal, only a few feet away. I remember how high the water got during the two floods in the late 50's. It seemed to come only a few feet below our home.

My mom, needing more storage space for our two bedroom home, hired a fellow to create space under the north side of the home, digging into the levee side. I remember, as I used to play "hideout" under there.

Now, realizing the upcoming danger to the Stockton areas in the former slough (1800's) level lands, I would like to inform you of this digging into the levee. Of course, my mom never thought she was helping create a possible damage to the levee. She and my step-dad sold the house in 1969. Also, many of the other homes built on the north levee, have probably excavated into the bank also.

Please let me know you have received this email and are looking into the situation. I'm suggesting that the City inspect underneath all the homes on the north side of Smith Canal that are built atop the levee.

Another question: There is a sidewalk that used to be open to the public that went from Yosemite Lake, on the south side of the canal, along the levee top to Plymouth Rd. When did that get closed to public access? My mom used to walk along it. (She was class of 1930, Stockton High School.)

Thank you for your attention to this matter, and I will rest easier when I know that everyone in the City has learned of this possible problem and has dealt with it.

Thanks again,

Mary Ann Hunter, Watsonville, CA

Exhibit B

Relationship between the Smith Canal Area Assessment District and the proposed Levee Construction and Maintenance Assessment

How are properties getting credited for the SCAAD investment made to date?

- If approved by property owners, the LCMA will replace the existing SCAAD assessment.
- Each property within LCMA that currently pays a SCAAD Assessment has their calculated capital benefits reduced by a factor of 14.78% relative to all other properties in the capital boundary of the LCMA assessment. The 14.78% is representative of the \$17 million (escalated to 2022) of estimated assessment paid to date relative to estimated total local share of the LSJRP of \$115 million (discounted to 2022). Essentially, we are reducing the capital benefits for all SCAAD parcels by the share of funding of the total local share of the Project provided by the SCAAD Parcels.
- Proposition 218 law requires that the total project cost is apportioned based on benefit (as opposed to costs alone, or subsets thereof). Properties are assessed based on benefit associated with avoidance of flood damages to land, structures and contents.

There are 8,105 properties included in the SCAAD. Of those, 4,401 will have increases (most modest) to the annual assessments if the LCMA is approved by property owners. The remaining 3,703 will have decreases. The total SCAAD assessment will decrease by \$161,151 from \$1,735,636 to \$1,573,485. Overall, the average SCAAD assessment will decrease by \$19.98 per parcel. For example, the average SCAAD assessment for commercial properties is \$1,861. The average LCMA assessment for commercial properties is \$753. Here are some discreet examples:

- Stockton Unified School District:
 - o Current SCAAD assessment = \$58,229.54
 - o Proposed LCMA assessment = \$27,339.10
 - o Net change of -\$30,890.44
- Stockton Golf & Country Club:
 - o Current SCAAD assessment = \$14,937.92
 - o Proposed LCMA assessment = \$4,728.48
 - o Net change of -\$10,209.44

An example of a property with a significant increase is UOP, because the LCMA accounts for levee improvements and O&M for the Calaveras River, which are not included in the SCAAD assessment.

- University of the Pacific
 - o current SCAAD assessment = \$212.66
 - o proposed LCMA assessment = \$17,855.48
 - o Net change of \$17,855.48

To follow are examples of a single-family residential properties with an increase and a decrease, respectively:

S. Tuxedo - .31 acres:

- Current SCAAD assessment = \$140.80
- Proposed LCMA assessment = \$387.42
- Net change of \$246.62

Moon Avenue - .17 acres

- Current SCAAD assessment = \$385.34
- Proposed LCMA assessment = \$254.20
- Net change of -\$185.57

Assessment methodology is different between SJAFCA's Levee Construction and Maintenance Assessment (LCMA) and Smith Canal Area Assessment District (SCAAD)

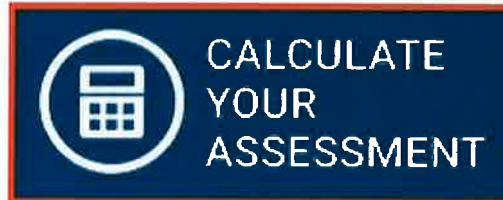
- O&M of Zone 9 Project Levees: SCAAD does fund O&M of Zone 9 levees. Thus, the SCAAD does not assess for the O&M of Zone 9 maintained levees that benefit properties in this area, like along the Calaveras (all benefits and all costs associated with Zone 9 Project O&M are completed excluded from SCAAD).
- Flood Depth data Source: SCAAD methodology utilizes a base 100-Year Water Surface elevation of 9.4 feet NAVD 88 to determine flood depths for purposes of the benefit calculations. LCMA utilizes USACE 100-Year Flood Depth modeling from the Lower San Joaquin River Feasibility Study for the area of Smith Tract.
- Structure Damage Calculations:
 - Structure Size: The SCAAD assessment utilizes improved building square footage from assessor parcel data as part of the calculation to determine avoided structure damage benefit. There are less than 9,000 parcels in the SCAAD and where data from the assessor was not available, observed structure sizes from satellite imagery were utilized to fill in this missing information. There are more than 90,000 parcels in the LCMA district so this approach was not feasible. To determine proportional benefit, LCMA uses average structure size per acre by land use type to estimate the square footage for the purpose of calculating avoided structure damage benefit (for both O&M and Capital Services).
 - Flood Depths: SCAAD assessment utilizes 2-Ft flood depth tranches for determining structure and content damages percentages for each tranche. LCMA utilizes 1-Ft flood depth tranches.
 - Relative Structure Damage Value: SCAAD utilized USACE Relative Structure Values from FDA analyses prepared by David Ford for the Smith Canal Gate Project in 2010. LCMA utilizes the structure values in FDA analysis prepared for the 2012 CVFPP Update.
- Land Damage Calculation: SCAAD and LCMA utilized different sources of data and different relative land damage values for purposes of calculating land damage.
- Minimum Assessment: SCAAD Minimum Assessment is \$5.00 and LCMA is \$2.00.

Exhibit C

Proposed Levee Construction & Maintenance Assessment

On March 16, 2023, the SJAFCA Board of Directors authorized balloting for a proposed property assessment to fund levee construction and maintenance. Assessment ballots will be mailed by April 21, 2023, to affected property owners. Ballots must be returned by June 8, 2023. Read on to learn more.

Resources & Information Materials



[Frequently Asked Questions](#)

[Newsletter](#)

[Proposed Assessment Boundary Map](#) (overall)

[Proposed Assessment Boundary Map](#) (by service category)

[Preliminary Engineer's Report](#)

Email: LCMA@sjgov.org
Assessment Hotline: (209) 475-7010

Community Meeting Schedule

6:30 p.m., April 17	Kennedy Elementary School - 630 Ponce De Leon, Stockton
6:30 p.m., April 19	Stagg High School - 1621 Brookside Road, Stockton
6:30 p.m., April 20	Madison Elementary - 2939 Mission Road, Stockton
6:30 p.m., May 2	John Adams Elementary - 6402 Inglewood, Stockton
6:30 p.m., May 3	McNair High School - 9950 E. McNair Way, Stockton
6:30 p.m., May 4	Edison High School - 100 Doctor MLK Jr. Blvd, Stockton
6:30 p.m., May 8	Brookside School - 2962 Brookside Road, Stockton

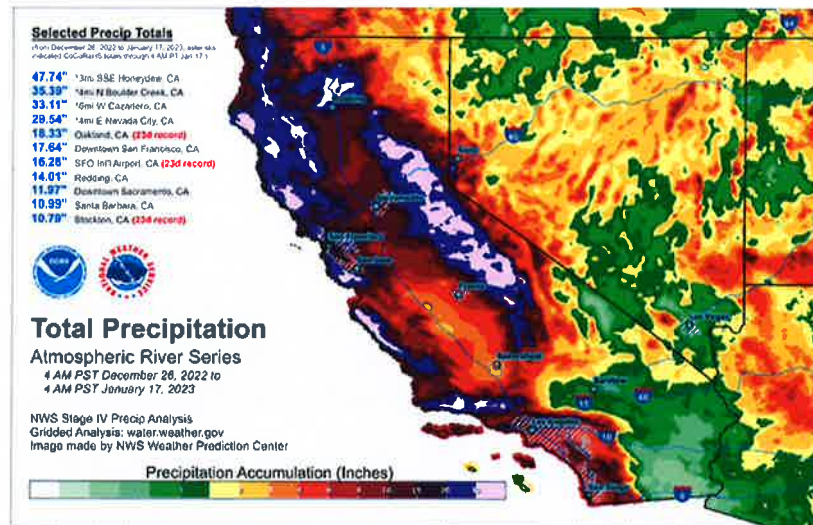
What Problems are we trying to avoid?

California's weather is becoming more extreme. Rapid shifts between too little and too much water can lead to serious flooding. At the same time, state and federal regulations for flood protection are changing and becoming stricter.

As a result, properties in Stockton face two types of risk:

- Physical flooding
- Financial impacts from changes to state and federal flood protection regulations (mandatory flood insurance and building restrictions)

The best way to defend against both risks in the greater Stockton-metropolitan region is to improve and properly maintain levees.



Did you know? In January 2023, Stockton received one-half of its annual precipitation in only 17 days after a series of atmospheric rivers hit the region. Atmospheric Rivers are responsible for 80% of flood damages over the past 40 years in the western United States.

Proposed Assessment Will Fund Levee Construction and Maintenance

The San Joaquin Area Flood Control Agency (SJAFCOA) is responsible for reducing flood risk through planning, financing and implementing projects and programs to improve flood protection. The San Joaquin County Flood Control and Water Conservation Agency Zone 9 (Zone 9), a division of San Joaquin County, maintains urban levees that protect approximately 90,000 Stockton properties.

The agencies are jointly proposing a new Levee Construction and Maintenance property assessment to:

1. Fund the local cost share (10%) for the \$1.4 billion Lower San Joaquin River Project
2. Ensure continued FEMA accreditation of the levees protecting North and Central Stockton
3. Address an annual \$1.5 million shortfall between existing and needed revenues for the proper maintenance of existing levees

Improving Levees

- SJAFCA is partnering with the US Army Corps of Engineers and the CA Central Valley Flood Protection Board on the \$1.4 billion Lower San Joaquin River Project to protect North and Central Stockton.
- The project will strengthen 23 miles of levees along the Calaveras and San Joaquin Rivers and move the community closer to a 200-year level of flood protection.
- Ninety percent (estimated \$1.26 billion) of all project costs will be paid for with state and federal funding.
- The community must provide the remaining 10 percent cost share (approximately \$140 million)
- SJAFCA will also implement other improvements to ensure levees throughout the assessment district meet FEMA requirements for 100-year flood protection.



Calaveras River Levee Damage - January 2023

Maintaining Levees

- Zone 9 maintains 112 miles of levees that protect urban areas (Project levees).
- Levees must be maintained to strict state and federal standards to retain FEMA accreditation and eligibility for federal emergency funding following a flood event.
- Adequate funding will allow Zone 9 to comply with state and federal regulations for:
 - Removal of debris that obstructs storm water and flood flows, or that otherwise damages levees and channels
 - Vegetation removal and control
 - Rodent removal and control
 - Levee patrol during high water warning and flood stages
 - Resurfacing of levee maintenance and patrol roads
 - Minor repair of levee embankments and erosion protection
 - Inspection and repair of gates
 - Participation in and reporting for state and federal inspections and evaluations

- State and federal permit application and compliance

Properties that receive benefit from the Lower San Joaquin River Project, FEMA Accredited levees and/or maintenance of Zone 9 levees will be assessed to fund levee construction and maintenance activities. View the **LCMA Boundary Map** to see if your property is included.

- Each property will be assessed only for the benefit it receives.
- Benefits for levee improvements include avoidance of flood damages and ongoing FEMA accreditation of Project levees.
- Benefits of levee maintenance include the avoidance of flood damages.
- Not all properties benefit from levee improvement services. Some properties only benefit from levee maintenance services.
- The proposed assessment for the majority of single-family residential properties is \$100 or less per year

Assessments will differ based upon land use type, structure square footage, size of parcel, location of property, and depth of flooding. More details can be found in the **Preliminary Engineer's Report**.

Consequences of Inadequate Funding

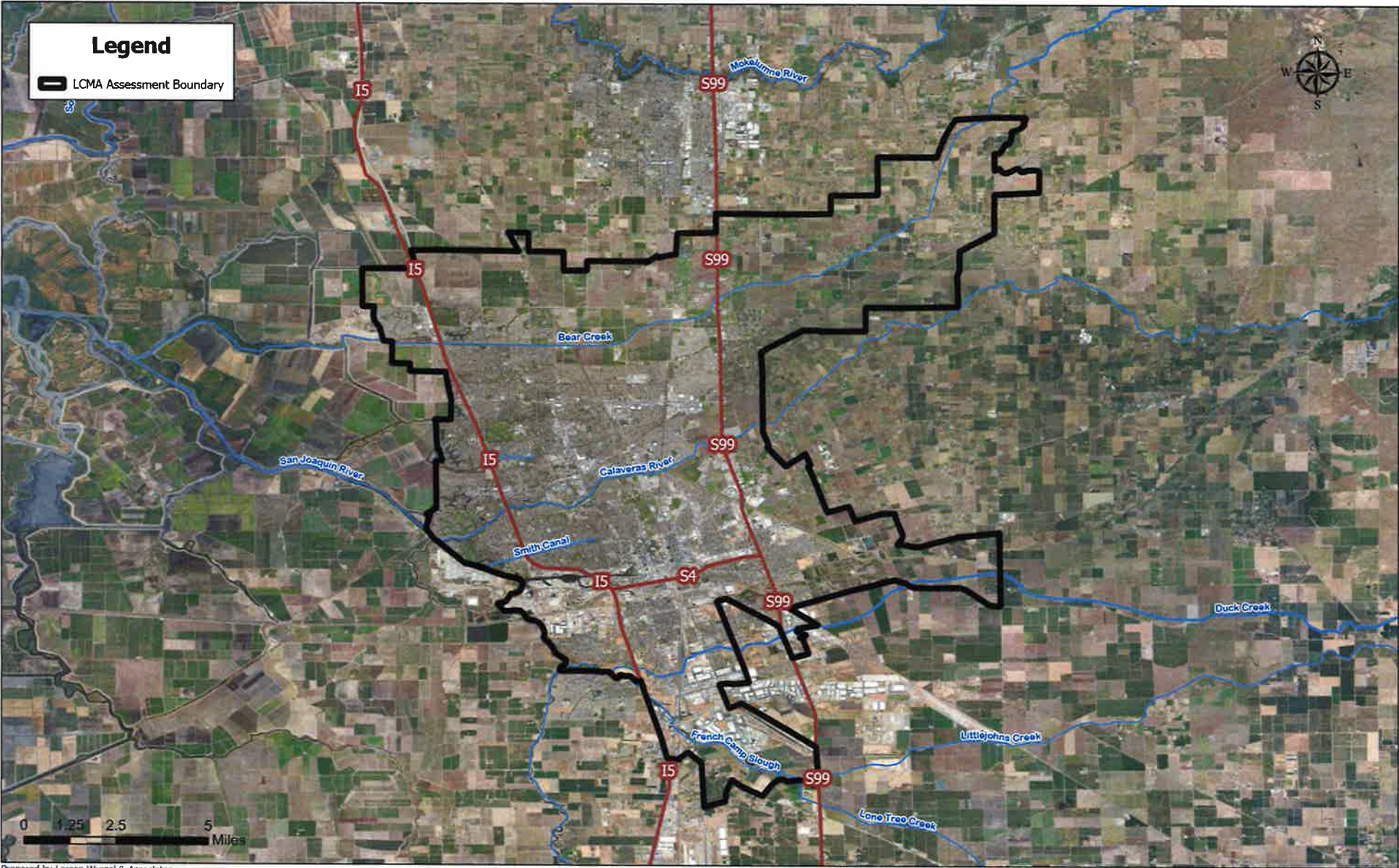
If SJAFCA is unable to fund the local cost share for the Lower San Joaquin River Project, the community will risk losing the \$1.26 billion in state and federal funding. If that happens, the Stockton community will be required to pay 100 percent of costs for necessary levee improvements in the future. Other consequences include:

- Zone 9 will not have funding to address deferred levee maintenance, nor meet regulatory requirements.
- Properties will face an increasing risk for physical flooding from deficient, degrading levees.
- Near and long-term financial impacts to properties will include:
 - Likely loss of FEMA accreditation, resulting in mandatory flood insurance for all properties with mortgages
 - Higher flood insurance rates for all properties
 - Likely loss of eligibility for federally-funded levee repairs following a flood emergency

Questions? Contact us!
LCMA Hotline: (209) 475-7010
Email: LCMA@sjgov.org

Exhibit D

Assessment District Boundary Diagram



Prepared by Larsen Wurzel & Associates

Path: P:\1808000 S\ County Zone 9\Project Specific Documents\GIS\Arcgis\Flood CALM and LSRP\Flood CALM and LSRP.aprx

Exhibit E

Exhibit F



Frequently Asked Questions

PROPOSED ASSESSMENT FOR LEVEE CONSTRUCTION AND MAINTENANCE

What is the San Joaquin Area Flood Control Agency?

SJAFCA is responsible for reducing flood risk for the greater-Stockton metropolitan region through planning, financing and implementing projects and programs to improve flood protection. SJAFCA is a joint powers authority comprised of the cities of Stockton, Lathrop and Manteca, San Joaquin County, and the San Joaquin County Flood Control and Water Conservation District.

What is San Joaquin County Flood Control & Water Conservation District Zone 9?

Zone 9, a subdivision of San Joaquin County, was formed in 1956 to construct, operate, maintain and plan flood control, water supply, drainage, and groundwater recharge. Zone 9 maintains 112 miles of urban levees that protect 90,000 properties in and around Stockton. This includes 52 miles of levees that SJAFCA improved in the late 1990s.

Why should I be concerned about flood risk?

Because your property, like most in the greater-Stockton metropolitan region, are protected by levees. Any of these properties can flood if the levees that protect them fail (break). Just one inch of water can cause more than \$10,000 in damage to a 1,000 square foot home. Homeowners insurance doesn't cover flood damages, and most properties in Stockton don't have flood insurance. Properties need physical and financial protection against flooding.

What if my property has never flooded?

Past flooding isn't a good way to determine where flooding might happen in the future – it all depends on the strength of both the storm and levees. As another example, lack of a fire in the past doesn't mean there can't be a fire in the future. Rather than guessing or taking chances, the best defense is to improve and maintain levees, so they always offer strong flood protection.

Why are we talking about flooding? Aren't we in a drought?

California is experiencing rapid swings between too little water (drought) and too much (flood). On average, the state's annual precipitation hasn't changed, but now that rain comes in weeks instead of months. As an example, Stockton received one half of its annual rainfall in only 17 days in January 2023. This type of extreme weather is expected to be our new "normal." We can't predict the frequency or intensity of rainstorms, so we must prepare for them.

How will we reduce flood risk?

By improving and properly maintaining levees. Levees are the last defense most Stockton properties have against flooding.

How will we improve levees?

SJAFCA is partnering with the US Army Corps of Engineers and the CA Central Valley Flood Protection Board on the \$1.4 billion Lower San Joaquin River Project to protect North and Central Stockton. The project will strengthen 23 miles of levees along the Calaveras and San Joaquin Rivers over the next 10 years. It also includes the Smith Canal Gate Project, which will be completed this year, and one other gate project (location to be determined).

Who will pay for the project?

The state and federal governments will pay 90 percent of all project costs, estimated at \$1.24 billion. The local community must provide a 10 percent cost share, or about \$140 million. This is a rare, one-time opportunity to get \$9 in state and federal funding for every \$1 of local investment.

Will the project result in 200-year flood protection?

No, but it gets us closer using state and federal funding. It also gives us a buffer against any potential changes to federal standards for 100-year flood protection. In other words, if the regulations change and the current level of protection no longer meets requirements for 100-year flood protection, the Stockton area will be able to meet higher standards. That's important to ensure properties aren't "mapped" into high risk flood zones, which results in mandatory flood insurance for all properties with mortgages.

Why do we need to raise a "local cost share"?

It's a requirement for state and federal funding for the project. The local community must pay for 10 percent of project costs and agree to maintain the improved levees. If the community is unable to raise the local cost share, the money will be given to other communities. There are many worthy projects and not enough state and federal money to go around.

What happens if the project costs increase?

SJAFCA will seek additional state and federal funding to cover any increases to local cost share. As an example, the cost for the Smith Canal Gate Project increased, but those increases have been covered by additional state funding. SJAFCA did not increase property assessments or ask property owners for more money.

Is there more than one assessment?

There is only one assessment being proposed for each property. Properties can only be assessed for the benefit received. Some properties will only have an assessment for levee operations and maintenance, while others may receive benefit from both levee improvements and levee operations and maintenance. This is determined by the location of the property.

I already pay for the Smith Canal Gate Project assessment. Will this assessment be in addition to that one?

No, the proposed assessment will replace the existing assessment for the Smith Canal Gate Project. Properties in this area have flood risk from the Calaveras River, so they receive benefit from planned improvements and maintenance of other portions of the levee system. However, their flood risk has been significantly reduced with the funding provided for the gate project to date. As such, the benefit is adjusted accordingly and the resulting proposed new assessment reflects this.

What is the reason for the levee maintenance portion of the assessment?

Zone 9 is facing an annual \$1.5 million shortfall between existing and needed revenues to maintain levees, address deferred maintenance, and meet state and federal standards. Deferred maintenance results in increased flood risk for properties because levees may not be strong enough to prevent flooding. Failure to meet state and federal standards for levee maintenance results in the loss of levee accreditation and eligibility for federal emergency funding for levee repairs following flood events. Repairs can cost as much as \$25 million per incident.

What is "levee accreditation" and why is it important?

Federal Emergency Management Agency (FEMA) accredited levees meet federal requirements for 100-year flood protection, or protection from a flood that has a 1% chance of occurring in any given year (it can also happen multiple times per year). Areas without accredited levees are "mapped" into FEMA Special Flood Hazard Areas. Properties within these areas are required to purchase flood insurance if they have a mortgage, or federally backed loan. Many National Flood Insurance Program premiums are currently increasing at 18% per year with no known maximum. Currently, properties may pay as much as \$3,300 per year for these policies. Properties with 100-year flood protection are not required to have flood insurance but can typically get lower rates when insurance is purchased.

What is levee operations and maintenance?

Levee operations and maintenance is a big job. Activities for urban levees generally include:

- Removal of debris that obstructs storm water and flood flows, or otherwise damages levees and channels
- Vegetation removal and control
- Rodent removal and control
- Levee patrol during high water warning and flood stages
- Resurfacing of levee maintenance and patrol roads
- Construction of erosion repair and protection
- Repair of levee embankments
- Inspection and repair of gates
- Participation in and reporting for state and federal inspections and evaluations
- State and federal permit application and compliance
- Recertification of Project levees for Federal Emergency Management Agency (FEMA) accreditation

Why doesn't the state and federal government pay for levee maintenance costs?

Funding for levee operations and maintenance always has been, and will continue to be, a local responsibility. Zone 9 will continue to seek state and federal grant funding for emergency repairs and deferred maintenance, when available, to keep local costs as low as possible (e.g. federal funding for emergency repairs).

How are assessments calculated?

Every property's assessment differs based on property characteristics and the benefits it receives. Benefits can be placed into three categories:

- 1) Levee maintenance;
- 2) Levee maintenance and repairs to non-Lower San Joaquin River Project levees; and
- 3) Levee maintenance and Lower San Joaquin River Project improvements.

Not all properties benefit from all categories. Factors used to determine each property's assessment include land use type, parcel size and location of the property. Generally speaking, the property's location determines:

- If the property benefits from levee maintenance and/or levee improvements
- Depth of flooding in the event of a levee failure
- Whether the property is within the Smith Canal Gate Project area

Property owners can visit SJAFCA's website www.sjafca.org/LCMA to use the online assessment calculators and learn more about the factors being used to determine their assessments.

Is the proposed assessment a one-time cost, or is it annual?

The assessment is a yearly cost and will be included on annual property tax bills, if approved by property owners. The portion of the assessment for levee construction will be eliminated once the bonds for construction are fully paid (approximately 35 years). The levee maintenance portion of the assessment will continue so long as Zone 9 provides levee maintenance services.

CONTINUED ON BACK →

Will the assessment increase over time?

The assessment can be increased for cost-of-living but is limited to a maximum of 4 percent per year. The increases are not automatic. Each year, the County must prepare a budget for Zone 9 levee maintenance and SJAFCA must approve a budget for the overall assessment. The annual budgeting and approval process will include a review for the need for any cost-of-living adjustments.

Who gets to vote on the proposed assessment?

As per state law, only owners of property within the proposed assessment district boundary are eligible to vote. Ballots will be sent by mail by April 21, 2023, and must be returned by mail, or in person, before the end of the public hearing on June 8, 2023.

What happens if the assessment is approved by property owners?

If the assessment is approved, assessments would first appear on property tax bills in fall 2023. A portion of assessment revenues will be used to adequately fund levee maintenance and address deferred maintenance. The remainder will be used to fund the local cost share for levee improvements, which will result in \$1.24 billion in state and federal funding to move the community closer to 200-year flood protection. Flood risk will be reduced and the negative consequences of not meeting state and federal regulations will be avoided.

What happens if the assessment is not approved by property owners?

A "no" vote doesn't mean "no cost." Zone 9 will not have enough funding to adequately maintain levees, so it won't be able to fix existing maintenance problems. It also won't be able to meet increasingly strict state and federal regulations for levee maintenance. This will

increase flood and financial risk for property owners. And the community will lose \$1.24 billion in state and federal funding for levee improvements to protect North and Central Stockton. These improvements are needed to 1) ensure levees protect properties from rivers that rise rapidly from intense rains and snowmelt, and 2) stay ahead of changing standards that may jeopardize existing levee accreditation. If the community loses the one-time opportunity for state and federal funding, the costs for necessary improvements will be unaffordable for the Stockton community. In both cases, it will eventually lead to the loss of levee accreditation and the "mapping" of more properties into a FEMA Special Flood Hazard Area. Properties in those areas will be required to purchase flood insurance if they have mortgages. The community will also lose eligibility for federal emergency funding for levee repairs following flood events.

My property isn't in a FEMA Special Flood Hazard Zone. How does this project help me?

Any property protected by a levee has flood risk. That risk is reduced through levee improvements and maintenance. Levees must be constructed and maintained to state and federal standards to ensure the properties they protect remain in low-risk flood zones. One major consequence of not meeting state and federal standards is the loss of FEMA accreditation and the "mapping" of more properties into Special Flood Hazard Areas. In that case, any properties with mortgages or federally backed loans would be required to carry flood insurance.

Where can I get more information?

Contact our assessment hotline at (209) 475-7010 and visit our website at www.sjafca.org/LCMA.



SAN JOAQUIN
COUNTY

SAN JOAQUIN AREA FLOOD CONTROL AGENCY

22 E. Weber, #301
Stockton, CA 95202

PROPOSED PROPERTY ASSESSMENT for Levee Construction & Maintenance

www.sjafca.org/LCMA
LCMA Hotline: (209) 475-7010

Proposed Assessment for Levee Construction & Maintenance

The San Joaquin Area Flood Control Agency and the San Joaquin County Flood Control & Water Conservation District are jointly proposing a property assessment to reduce flood risk in North and Central Stockton. Assessments revenues will be used to pay the local cost share for the \$1.4 billion Lower San Joaquin River Project and adequately fund maintenance for 112 miles of urban levees. **These levees are the only defense against flooding for approximately 90,000 Stockton properties.**

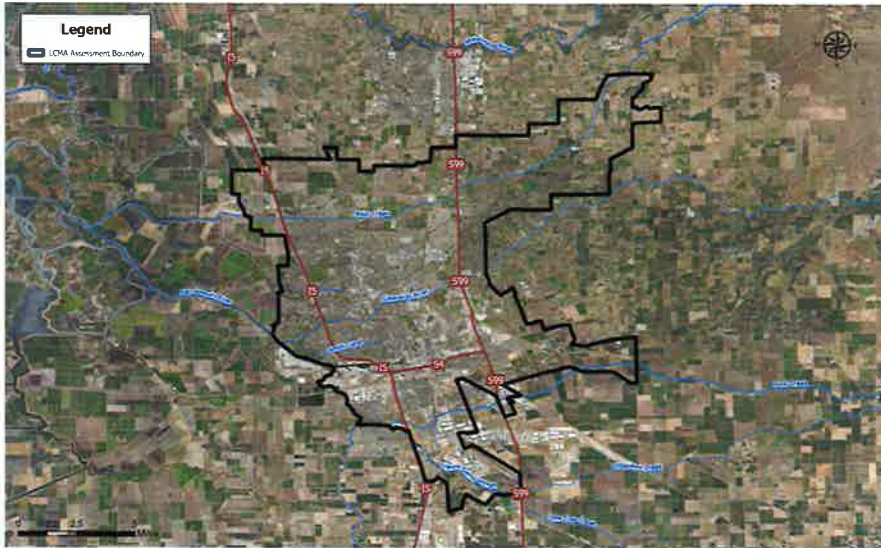
PLEASE READ THE FREQUENTLY ASKED QUESTIONS INSIDE

Stockton is **AT RISK OF LOSING ALL STATE AND FEDERAL FUNDING** for levee improvements and repair, which could potentially lead to **MANDATORY FLOOD INSURANCE** and **HIGHER COSTS TO PROPERTY OWNERS.**

Exhibit G

ASSESSMENTS VARY DEPENDING UPON BENEFIT TO PROPERTIES

SJAFCA is proposing to assess properties that receive benefit from the Lower San Joaquin River Project, FEMA Accredited levees and/or maintenance of Zone 9 levees to fund levee construction and maintenance activities. By law, each property can only be assessed for the benefit it receives. Benefits for levee improvements include the avoidance of flood damages and ongoing FEMA accreditation (see "What is FEMA Accreditation") of urban levees.



The proposed assessment for nearly 80% of all properties is less than \$100 per year. Assessments will differ based upon land use type, structure square footage, size of parcel, location of property, and depth of flooding. Visit www.sjafca.org/LCMA to calculate the assessment for your property (parcel number required), and see the boundary map.

Stockton is Not Prepared to Prevent Big Floods

California's weather is becoming more extreme. Rapid shifts between too little and too much water can lead to serious flooding. At the same time, state and federal regulations for flood protection are changing and becoming stricter. As a result, properties in Stockton face two types of risk:

- 1 Physical flooding, which is not covered by most homeowner insurance policies
2 Financial impacts from changes to state and federal regulations, including mandatory flood insurance and building restrictions

The best way to defend against both risks is to improve and properly maintain levees.

PLEASE READ INSIDE

Stockton is AT RISK OF LOSING ALL STATE AND FEDERAL FUNDING for levee improvements and repair, which could lead to MANDATORY FLOOD INSURANCE and HIGHER COSTS TO PROPERTY OWNERS.



www.sjafca.org/LCMA
LCMA Hotline: (209) 475-7010
Email: LCMA@sjgov.org

ATTEND A COMMUNITY MEETING! DETAILS INSIDE

PROPOSED PROPERTY ASSESSMENT
for Levee Construction & Maintenance

WHAT HAPPENS IF THE ASSESSMENT IS NOT APPROVED BY PROPERTY OWNERS?

If SJAFCA is unable to fund the local cost share for the Lower San Joaquin River Project, it risks losing \$1.26 billion in state and federal funding. If that happens, the Stockton community will be required to pay the full cost of necessary levee improvements in the future. Zone 9 will not have funding to address deferred levee maintenance, nor meet regulatory requirements. Properties will face an increasing risk for physical flooding from deficient, degrading levees. Near and long-term financial impacts to properties will include:

- Increased risk of flood damages for properties
Increased financial risk for property owners, especially those without flood insurance
Potential loss of FEMA accreditation, which would result in mandatory flood insurance for all properties with mortgages, or federally-backed loans
Likely loss of eligibility for federally-funded levee repairs following a flood emergency, meaning the local community must pay 100 percent of those costs

WATCH FOR BALLOTS IN YOUR MAILBOX

Proposed assessment ballots will be sent to property owners by April 21, 2023. Property owners will have 45 days to return their ballots. A public hearing will be held on June 8, 2023. Please visit www.sjafca.org/LCMA to calculate the assessment for your property and learn more about the factors being used to determine your property's benefit.

ATTEND A COMMUNITY MEETING

Attend any of our upcoming community meetings to learn more:

Monday, April 17 - 6:30 p.m., Kennedy Elementary Multipurpose Room, 630 Ponce De Leon Avenue, Stockton

Wednesday, April 19 - 6:30 p.m., Stagg High School Multipurpose Room, 1621 Brookside Road

Thursday, April 20 - 6:30 p.m., Madison Elementary Multipurpose Room, 2939 Mission Road, Stockton

SAN JOAQUIN AREA FLOOD CONTROL AGENCY
22 E. Weber, #301
Stockton, CA 95202

SAN JOAQUIN COUNTY



We Can't Predict the Weather, So We Must Prepare for It

PROPOSED ASSESSMENT WILL IMPROVE LEVEES AND LEVEE MAINTENANCE

The San Joaquin Area Flood Control Agency (SJAFA) is responsible for reducing flood risk for the greater-Stockton metropolitan region through planning, financing and implementing projects and programs to improve flood protection. The San Joaquin County Flood Control & Water Conservation District Zone 9 (Zone 9), a division of San Joaquin County, maintains 112 miles of urban levees that protect approximately 90,000 Stockton properties. The agencies are jointly proposing a new Levee Construction and Maintenance property assessment (LCMA) to:

1

Fund the local cost share (10%, or \$140 million) for the \$1.4 billion Lower San Joaquin River Project

2

Ensure continued Federal Emergency Management Agency (FEMA) accreditation of the levees protecting North and Central Stockton

3

Address a \$1.5M annual shortfall between existing and needed revenues for the proper maintenance of existing levees

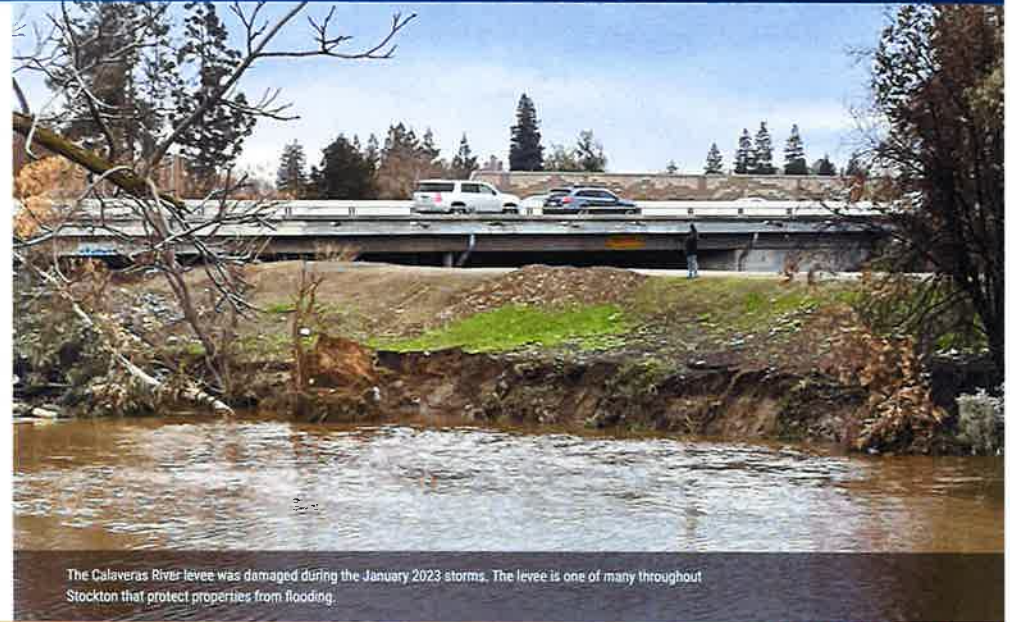
WHAT IS LEVEE MAINTENANCE?

Zone 9 maintains 112 miles of levees that protect urban areas. These levees must be maintained to strict state and federal standards to retain FEMA accreditation (see yellow sidebar) and eligibility for federal emergency funding following a flood event. Emergency repairs can cost as much as \$25 million dollars. Adequate funding will allow Zone 9 to comply with state and federal regulations for:

- Removal of debris that obstructs storm water and flood flows, or that otherwise damages levees and channels
- Vegetation removal and control
- Rodent removal and control
- Levee patrol during high water warning and flood stages
- Resurfacing of levee maintenance and patrol roads
- Minor repair of levee embankments and erosion protection
- Inspection and repair of gates
- Participation in and reporting for state and federal inspections and evaluations
- State and federal permit application and compliance

DID YOU KNOW?

In January 2023, a series of strong atmospheric rivers delivered one-half of Stockton's average annual rainfall – 11 inches – in only 17 days. Atmospheric Rivers are not "new." In fact, they're responsible for 80% of all flood damage in the Western United States over the past 40 years. One type of well-known atmospheric river is called a "Pineapple Express." We can't predict the weather, but we can prepare for the worst of it.



The Calaveras River levee was damaged during the January 2023 storms. The levee is one of many throughout Stockton that protect properties from flooding.

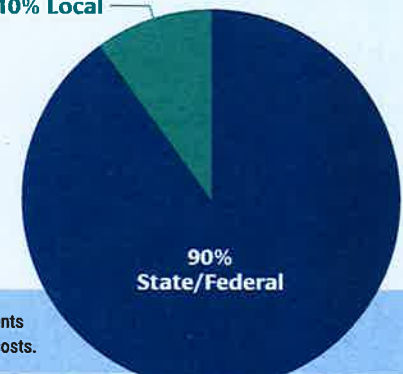
WHAT IS "FEMA ACCREDITATION" AND WHY DOES IT MATTER?

Federal Emergency Management Agency (FEMA) accredited levees meet federal requirements for 100-year flood protection, or protection against a flood that has a 1% chance of occurring in any given year (it can also happen multiple times per year). Areas without accredited levees are "mapped" into FEMA Special Flood Hazard Areas. Properties within these areas are required to purchase higher-cost flood insurance if they have a mortgage, or federally-backed loan. National Flood Insurance Program premiums are currently increasing at 18% per year with no known cap. Properties with 100-year flood protection are not required to have flood insurance but can typically get lower premiums when purchased.

FEDERAL & STATE AGENCIES WILL FUND 90% OF LEVEE IMPROVEMENT COSTS

SJAFA is partnering with the US Army Corps of Engineers and the CA Central Valley Flood Protection Board on the \$1.4 Billion Lower San Joaquin River Project to protect North and Central Stockton. The project will strengthen 23 miles of levees along the Calaveras and San Joaquin Rivers and move the community closer to a 200-year level of flood protection. Ninety percent – \$1.26 billion – of all project costs will be paid for with state and federal funding. The community must provide the remaining 10 percent cost share, which is approximately \$140 million. SJAFA will also implement other improvements to ensure levees throughout the assessment district meet FEMA requirements for 100-year flood protection.

10% Local



State & federal agencies will pay 90 cents for every dollar of levee construction costs.



Levee damage from January 2023 storms.

Exhibit H

San Joaquin Area Flood Control Agency

Levee Construction and Maintenance Assessment (LCMA)

PRELIMINARY ENGINEER'S REPORT



San Joaquin Area Flood Control Agency

Date: March 16, 2023

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Appendices

- Appendix A:** *KSN, Technical Memorandum, LCMA, Incremental O&M Costs LSJRP, February 23, 2023*
- Appendix B:** *LCMA Cash Flow and Financing Analysis*
- Appendix C:** *R&F, Technical Memorandum, LCMA, Floodplain Analysis, March 16, 2023*
- Appendix D:** *Assessment District Boundary Diagram*
- Appendix E:** *San Joaquin County Use Codes & Assessment Land Use Categories*
- Appendix F:** *List of Parcels & FY2023/24 Assessment Roll (Under Separate Cover)*

1. INTRODUCTION

Background

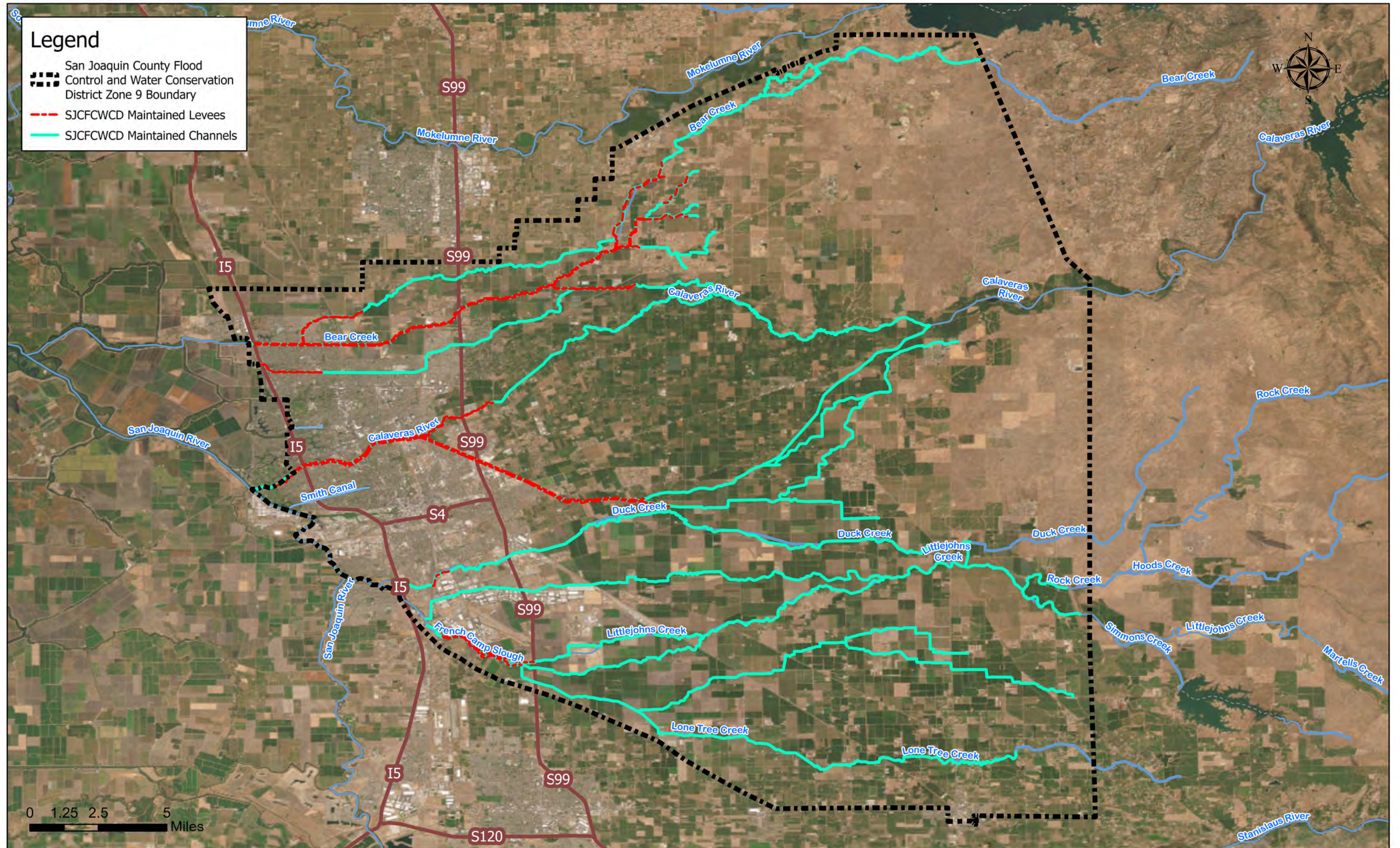
The San Joaquin County Flood Control and Water Conservation District (SJCFWCD) was formed in 1956 to plan, construct, operate, and maintain flood control, water supply, drainage, and groundwater recharge projects. On December 19, 1961, the San Joaquin County Board of Supervisors created Flood Control Zone No. 9 (Zone 9) to provide maintenance of existing channels, levees, and associated structures (**Figure 1**). SJCFWCD Zone 9 currently maintains 119 miles of Project Channels and 112 miles of Project Levees¹ in accordance with agreements with the U.S. Army Corps of Engineers (USACE) and the California Department of Water Resources (DWR). Zone 9 also contains approximately 152 miles of non-project channels and 3 miles of Non-Project Levees maintained by SJCFWCD as resources allow. Zone 9 is currently funded by a combination of property assessments and a small allocation of property taxes. The current property assessments include the Zone 9 Flood Control Benefit Assessment established in 1988 and an assessment levied by the San Joaquin Area Flood Control Agency (SJAFCA) established in 1996.

SJAFCA is a Joint Powers Authority (JPA) formed in 1995 between the City of Stockton, San Joaquin County, and SJCFWCD with the initial goal of restoring a 100-year level of flood protection to the greater Stockton metropolitan area. In February 1995 the Federal Emergency Management Agency (FEMA) issued preliminary Flood Insurance Rate Maps (FIRMs) that placed a majority of the greater Stockton metropolitan area within a Special Flood Hazard Area (SFHA). To prevent the SFHA designation from becoming effective, the JPA parties recognized that a coordinated regional effort was needed. SJAFCA was formed to plan, design, and construct a suite of projects that became known collectively as the Flood Protection Restoration Project (FPRP). The FPRP consists of flood wall and levee improvements along 40 miles of existing levees, 12 miles of new levees, modifications to 24 bridges, and the construction of two major detention basins and pump stations. To fund construction and provide for the long-term operation and maintenance (O&M) of the FPRP, SJAFCA formed an Assessment District No. 96-1 (AD 96-1) in 1996. The completed FPRP is operated and maintained by SJCFWCD on behalf of SJAFCA using funds generated by AD 96-1. In November 2017, SJAFCA expanded to include the Cities of Lathrop and Manteca to address the requirements of Senate Bill 5.

After significant flood damage from hurricanes Katrina and Sandy, as well as other major storms, State and Federal policies were adjusted effectively creating more stringent levee maintenance requirements. The new requirements have increased necessary levee maintenance efforts resulting in increased O&M costs. The current funding sources described above have not been sufficient to provide for the increased maintenance efforts causing both SJAFCA and Zone 9 to rely on reserve funds to maintain Project Levees. In addition, support from SJAFCA is needed by SJCFWCD to ensure that obligations associated with the FPRP are complied with and flood protection levels are maintained consistent with the increasingly stringent regulatory requirements.

¹ Project levees are those facilities that are part of the State Plan of Flood Control as defined by the 2010 State Plan of Flood Control Descriptive Document, Central Valley Flood Management Planning Program, November 2010.

Figure 1: Zone 9 Levees and Channels



Additionally, in response to the aforementioned policy changes, in 2009, SJAFCA partnered with the Central Valley Flood Protection Board (CVFPB) and the USACE to study and evaluate ways to improve the region's flood risk. This resulted in the San Joaquin River Basin, Lower San Joaquin River, CA Final Integrated Interim Feasibility Report/Environmental Impact Statement/Environmental Impact Report (Feasibility Study), completed by the USACE in January 2018². The recommended plan contained within the Feasibility Study was subsequently authorized by Congress and signed into law under the Water Infrastructure Improvements for the Nation Act (Public Law 115-270) Title 1, Subtitle D, Section 1401(2), dated October 23, 2018.

Implementing the plan defined in the Feasibility Study is expected to reduce flood risk to 122,000 people, over 80,000 structures, and \$28.7 billion in property. USACE uses benefit-to-cost ratios for feasibility study implementation plan recommendations. In this case, the study resulted in a benefit-to-cost ratio of 7.0, meaning that for every dollar invested in the flood risk reduction project, the region receives seven times that in economic benefit. Additionally, implementation of the Feasibility Study's recommendations is expected to reduce expected annual damages within north and central Stockton by 83 percent.

The Congressionally authorized recommended plan found in the Feasibility Study, referred to as the Lower San Joaquin River Project (LSJRP) consists of 23 miles of levee improvements and two closure structures (**Figure 2**). Construction at one of those closure structures, the Smith Canal Gate, was advanced early by SJAFCA and is a critical component of the implementation and funding approach as defined in this Engineer's Report.

After the Feasibility Study authorization, the USACE, CVFPB and SJAFCA entered into a Project Partnership Agreement (PPA) on September 30, 2020, which defines the requirements, obligations, and responsibilities of the Federal government and the Non-Federal Sponsor (NFS), which is defined as both CVFPB and SJAFCA. The CVFPB and SJAFCA entered into a Local Project Partnership Agreement (LPPA) on September 30, 2020, that specifies the obligations of each party; this includes CVFPB's and SJAFCA's commitment to contribute 24.5% and 10.5%, respectively, of the total project cost.

However, the LSJRP improvements do not improve all FEMA Accredited Levees providing protection to North and Central Stockton. **Figure 3** shows the area designated by FEMA as Shaded Zone X (FEMA Shaded Zone X). The FEMA Shaded Zone X area is the area of the accredited levee system currently designated by FEMA as protected by levees from a 100-year flood. To ensure long-term accreditation and keep up with increasing regulatory requirements and engineering standards, SJAFCA will need to complete additional capital project planning, engineering, design, and implementation of projects to FEMA Accredited Levees. Ensuring continued long-term accreditation becomes more important as the impacts of flood frequency and severity worsen over time, as the system reaches its useful life, and as regulatory compliance standards become more stringent.

² https://www.spk.usace.army.mil/Portals/12/documents/civil_works/lower_sj_river/final_eis-eir/01_San%20Joaquin%20River%20Basin%20Lower%20San%20Joaquin%20River_CA%20FINAL%20IIFR_EIS_EIR.pdf?ver=2018-02-01-184425-453

Figure 2: Lower San Joaquin River Project ¹

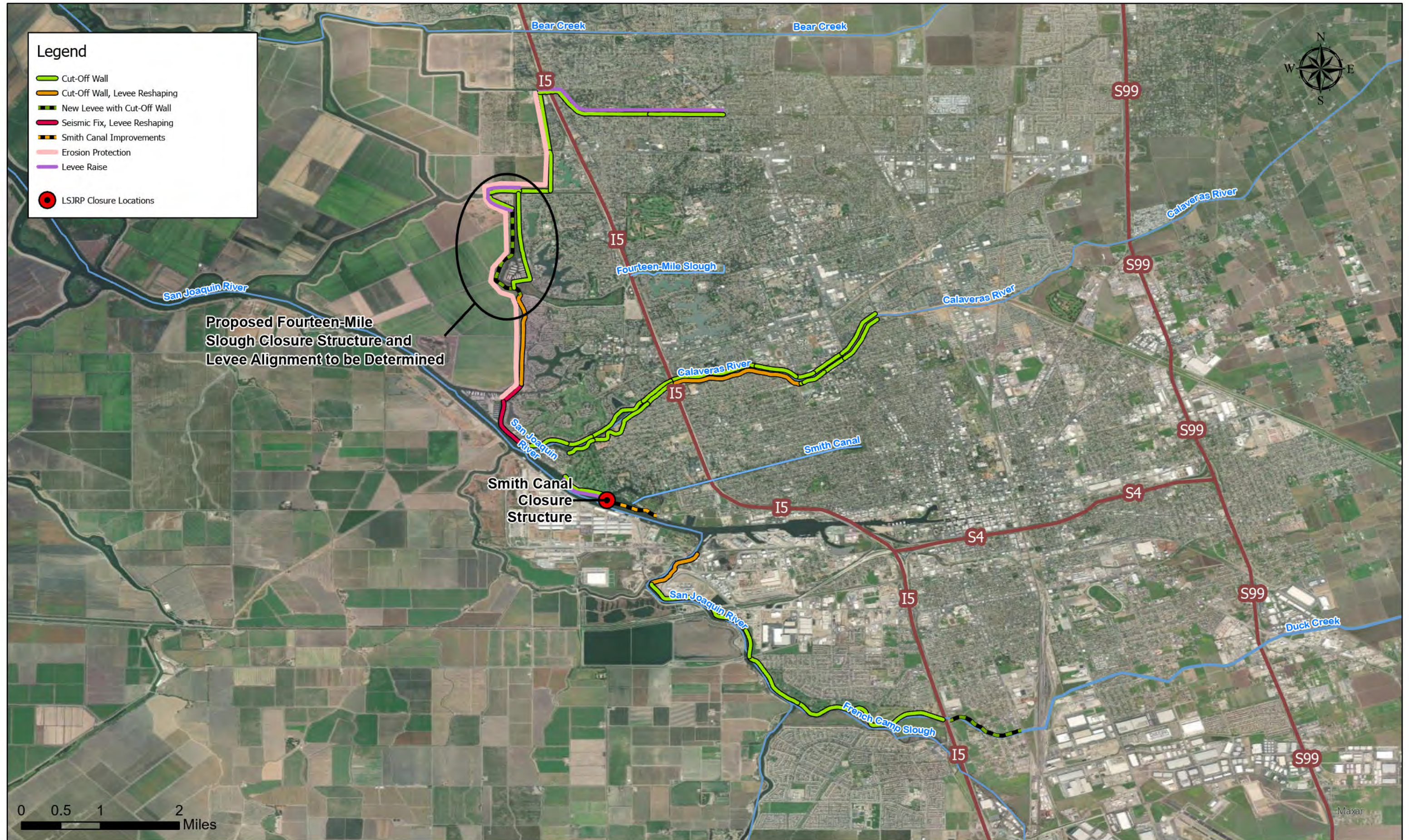


Figure 3: FEMA Shaded Zone X



To address the funding for the activities described above, SJAFCA and SJFCWCD jointly investigated a strategy for generating additional revenue to provide funding for levee capital improvements and O&M services. A formal arrangement for the joint investigation and implementation of a new special benefit assessment was memorialized in an MOU between the two agencies in July 2022. The result of the coordinated effort is the Levee Construction and Maintenance Assessment (LCMA or Proposed Assessment) described further within this Engineer's Report.

Purpose of this Engineer's Report

This Engineer's Report describes, in detail, the methodology for levying an assessment upon parcels that receive special benefit from the LCMA Services as defined within this Engineer's Report. In combination with the Zone 9 Flood Control Benefit Assessment, property tax revenues allocated to SJFCWCD Zone 9, and SJAFCA's AD 96-1 Assessment, this assessment is intended to provide sufficient funding for:

1. Annual O&M services necessary to maintain SJFCWCD Zone 9 Project levees, establish a reserve fund to support routine repairs, rehabilitation, and replacement of the infrastructure, and O&M services associated with the LSJRP capital improvements.
2. Capital improvements within the greater Stockton area as defined in the LSJRP and other system improvements to ensure long-term compliance and accreditation of the FEMA accredited levees.

Report Organization

This report is divided into seven sections with tables and a section for figures as well as five appendices, all described further below.

Section 1 provides the background, purpose of this Engineer's Report, and describes the report's organization.

Section 2 outlines the authorization and process for imposing the Proposed Assessment.

Section 3 details the services to be funded by the Proposed Assessment.

Section 4 describes the financing and funding plan for LCMA Services.

Section 5 details the methodology for levying an assessment that is proportional to the special benefits received by each parcel assessed.

Section 6 describes how the annual assessment administered process.

Section 7 Provides the special benefit findings and certification by the Assessment Engineer as required by Article XIID Section 4 (b) of California Constitution.

Appendix A provides a technical memorandum prepared by Kjeldsen, Sinnock & Neudeck, Inc. (KSN) that describes the incremental cost to operate and maintain the LSJRP levees.

Appendix B provides the financial plan cash flow model for the Capital Services funded by the Proposed Assessment.

Appendix C provides a technical memorandum prepared by R&F Engineering (R&F) that describes the supporting floodplain analyses utilized as part of special benefit analysis.

Appendix D provides the Assessment District Boundary Diagram

Appendix E provides the list of the County Assessor's use codes and identifies the assignment of Land Use Categories for use as part of the assessment methodology described herein.

Appendix F provides the list of parcels by reference to assessor parcel number (APN) subject to the Proposed Assessment as well as a schedule of the proposed assessment amounts for FY 2023/2024 (the initial maximum annual assessment roll for assessment balloting purposes).³

³ The proposed Assessment Roll included with **Appendix F** is reflective of the Record Owners of parcels as defined by Government Code 53753 (j) which is based upon the last equalized secured property tax assessment roll. The last equalized secured property tax assessment roll of San Joaquin County prior to the mailing of the notice is the 2022 roll (as of lien date July 1, 2022). The 1st year of the assessments collection will be fiscal year 2023/24 and thus reflective of July 1, 2023 equalized secured property tax assessment roll. SJAFCA will be responsible for applying the assessment methodology described in this Engineer's Report to the 2023 roll and updating the roll presented in **Appendix F** should the assessment be levied in fiscal year 2023/24.

2. AUTHORITY AND PROCESS

The Levee Construction & Maintenance Assessment (LCMA) would be imposed by SJAFCA pursuant to the authority of Government Code §54703 – 54719, the Benefit Assessment Act of 1982 (1982 Act), and consistent with the requirements of Article XIID of the California Constitution⁴ (Proposition 218), Government Code §53750 et. seq. (Proposition 218 Omnibus Implementation Act). Specifically, Government Code §54710(a) of the 1982 Act authorizes SJAFCA to levy an assessment to fund the Operations & Maintenance (O&M) costs for levees. Furthermore, under Government Code §54710.5, the assessment may include the cost of installation and improvement of the levees. As further detailed herein, the Proposed Assessment will fund levee construction, a portion of the annual cost of levee O&M, as well as create a reserve for routine repairs, rehabilitation, and replacement of the levees.

Government Code §54711, requires that:

1. The amount of the assessment imposed on any parcel be related to the benefit received by the parcel;
2. The aggregate amount of the assessment not exceed the estimated annual cost of providing the service; and
3. The revenue derived from the assessment be used only for the services identified as the basis for assessment.

In addition, all special benefit assessments must also comply with Proposition 218 and the Proposition 218 Omnibus Implementation Act. These requirements outline the process for imposing the Assessment, including the requirement that this Engineer's Report document the special benefits conferred by the service provided, the process for imposing the Assessment, and property owner approval through a balloting process.

This Engineer's Report has been prepared to:

1. Contain the information required pursuant to Government Code §54716(a), including;
 - a. a description of the services proposed to be financed through the revenue derived from the Assessment;
 - b. a description of each lot or parcel of property to be subject to the Assessment;
 - c. the amount of the Proposed Assessment for each lot or parcel;
 - d. the basis of the Assessment; and,
 - e. the schedule of the Assessment;
2. Determine the special benefits from the services received by benefiting properties; and,
3. Assign a method of apportioning the Proposed Assessment to benefiting parcels.

Following submittal of this report to the SJAFCA Board of Directors (Board) for preliminary approval, the Board may, by resolution, call for an assessment ballot proceeding and public hearing on the establishment of the Proposed Assessment.

⁴ Article XIID of the California Constitution is a portion of the California constitution added by Proposition 218 that addresses the requirements of benefit assessments and is applicable here.

If the Board approves such a resolution, the SJAFCA staff will initiate the notice, protest, and hearing procedure required by Government Code §54716 and Article XIID. A notice and assessment ballot will be mailed to property owners within the Proposed Assessment boundary. Such notice will include a description of the services to be funded, the total Proposed Assessment amount, the Proposed Assessment amount for each parcel owned, the duration of the Proposed Assessment, an explanation of the method of voting, and the name and telephone number of the person designated by the Board to answer inquiries regarding the Proposed Assessment and ballot proceeding process. Each notice will specify the date, time, and place of the public hearing and a summary of the ballot return procedures. Each notice will include a ballot upon which the property owner can vote for approval or disapproval of the Proposed Assessment and affix his or her signature. Finally, each notice will include an official postage prepaid security envelope in which the ballot must be returned.

The balloting and notice period will extend for a minimum of 45 days. Government Code 53750 (i) deems that notice is given and the 45-day period commences upon the deposit of the notice and ballot with the United States Postal Service. On the last day of the balloting period, the public hearing will be held for the purpose of receiving public testimony from property owners regarding the Proposed Assessment. Property owners will have the opportunity to provide testimony to the Board and submit their ballots at the public hearing, however, in order to be included within the tabulation, all ballots must be submitted prior to the close of the public hearing. At the public hearing, and at any time prior to the close of the public hearing, property owners may also revise previously submitted ballots.

If the votes received in favor of the Assessment, weighted by the proportional financial obligation of the properties for which the ballots are submitted, outweigh the votes received opposing the Assessment, then the Board may continue with the formation of the Proposed Assessment district, the process of imposing the Proposed Assessment and its future levy. If the assessments are so confirmed and approved by the Board, the Assessment roll will be submitted to the San Joaquin County Auditor Controller for inclusion on the secured property tax rolls or may be directly billed by SJAFCA to the property owner for the Assessment pursuant to Government Code §54718. As outlined in Government Code §53739, the Board may levy the Assessment in future years without conducting a new ballot proceeding so long as the Assessment is within the stated inflation-adjusted Assessment Rate authorized by the original balloting proceeding.

3. PROPOSED SERVICES

Services Funded by the Proposed Assessment

The services to be funded by the Proposed Assessment include:

1. Levee O&M Services: O&M services are required to ensure that the design level of flood protection is maintained over time for Zone 9 Project Levees maintained by SJCFWCD, LSJRP levees, and other levees improved in the future by SJAFCA. As footnoted in the **Introduction**, Project Levees are those facilities that are part of the State Plan of Flood Control. LSJRP levees are those built as part of the Federally authorized LSJRP as further defined under the **Levee Capital Services** section below.
2. Levee Capital Services: All work associated with the planning, design, implementation and construction of the LSJRP and other future capital improvements completed within the benefit area that ensure continued FEMA accreditation of levees providing 100-year protection into the future.

Levee O&M Services

Levee O&M Service activities may include, but are not limited to, levee inspections and evaluations, debris removal that restricts flow or damages the system, vegetation removal and control, rodent control, levee patrols, levee road resurfacing, erosion protection material replacement, flood fighting, and embankment repair. In addition, Levee O&M Services also includes all activities associated with maintaining the current level of flood protection received by benefiting properties. These activities include compliance with any existing permits, obtaining new permits, permit enforcement, removal of encroachments, coordination with State and Federal floodplain regulators and policy makers, and coordination and reporting activities that ensure compliance with FEMA, DWR, and USACE standards. These services will be performed by SJAFCA and/or local maintaining agencies, including SJCFWCD. These agencies may utilize SJAFCA resources or other contractors to support Levee O&M Services with funding from the Proposed Assessment.

In addition to the regular on-going O&M services, the proposed assessment will also provide adequate reserves to support routine repair, rehabilitation, and replacement of levees and appurtenant facilities.

Levee Capital Services

Levee Capital Services activities include the local contribution to the Federally authorized LSJRP and other capital improvement planning, design, and construction efforts along the flood protection system to support long-term FEMA accreditation of levees providing 100-year protection to North and Central Stockton.

The LSJRP consists of 23 miles of levee improvements and two closure structures. Construction at one of those closure structures, the Smith Canal Gate (SCG), was advanced early by SJAFCA and is a critical component of the implementation and funding approach defined in this Engineer's Report. The 23 miles of levee improvement as described in the Feasibility Study currently include:

Delta Front:

- 2.05 miles of fix-in-place improvements with soil-bentonite cutoff walls of various depths with 2.5 miles of geometry improvements.
- 1.1 miles of seismic fixes along two segments of Tenmile Slough.

- 1.33 miles of new setback levee along the Delta Front to eliminate the eastern portions of the Fourteenmile Slough levee.
- 0.59 miles of height improvements between 1.8 and 2.7 feet on the Delta Front.
- 5 miles of erosion protection.
- Control structure on Fourteenmile Slough.

North Stockton:

- 9.4 miles of fix-in-place improvements with soil-bentonite cutoff walls of various depths.
- 2.03 miles of height improvements between 1.4 and 1.6 feet in North Stockton.

Central Stockton:

- 9.2 miles of fix- in-place improvements with soil-bentonite cutoff walls of various depths.
- 2 miles of levee geometry improvements along one segment of the Calaveras River and one segment of the San Joaquin River.
- 0.53 miles of height improvements of 1.8 feet.
- 0.75 miles of new levee with soil-bentonite cutoff wall on Duck Creek to address flanking of flood waters from South of Central Stockton.
- 0.28 miles of height improvements of 4 feet on the RD 404 levee.
- Control structure at Smith Canal with 0.2 miles of floodwall.

As the USACE, the CVFPB, and SJAFCA advance implementation of the LSJRP, the final configuration of the improvements may be refined consistent with the intent of the original authorization or any future changed authorization by Congress. The Levee Capital Services are intended to provide the flood protection benefits of the authorized project in its final configuration. In addition, any required project mitigation or permitting requirements of the project are included within the Levee Capital Services.

Capital improvements along other portions of the system for the purposes of ensuring the long-term FEMA accreditation may include feasibility studies, analyses, field investigations, engineering, design, and construction. Efforts have not yet been defined in detail for this work. Should the Proposed Assessment be approved, these efforts will be further investigated and defined over the coming years.

4. FINANCING AND FUNDING PLAN

The financing and funding plan is based on an estimated annual budget for the Levee O&M Services as well as an estimated budget and financing plan for the LSJRP and other necessary capital improvements. Levee O&M Services include both the SJCFWCD Zone 9 Project Levee O&M as well as the incremental additional Levee O&M associated with LSJRP and related improvements; however, the budget for the incremental O&M associated with the LSJRP are accounted for within the financing plan analysis for Levee Capital Services as further described below.

Annual Budget for Levee O&M Services

The annual budget for Levee O&M Services has been estimated in two parts. First, the County's Public Works Department, in coordination with SJAFCA, prepared an updated budget for the SJCFWCD, Zone 9 Project levees. Second, Kjeldsen, Sinnock & Neudeck, Inc (KSN) prepared an incremental O&M budget estimate for the levees improved by the LSJRP (**Appendix A**). The intent is that the incremental O&M budget for the LSJRP would supplement funds from local maintaining agencies who currently operate and maintain the existing levee system to ensure that the benefits received by the Levee Capital Services can be maintained into the future.

The budget for Levee O&M Services represents the current expectation of Fiscal Year (FY) 2023/24 costs based on both historical expenses and anticipated changes over the life of the assessment. It should be noted that the budget was developed for the purpose of determining the annual revenue required for the Proposed Assessment based on the increased costs SJCFWCD has experienced associated with performing O&M of Zone 9 Project Levees and based on KSN's experience operating and maintaining levees in the region. Future annual budgets approved by the Board may vary from year to year according to actual anticipated expenses and revenues.

Budget for Zone 9 Project Levee O&M

Table 1 provides a summary of the estimated FY 2023/24 budget. This budget takes into consideration the required level of currently unfunded O&M services associated with Project levees in conjunction with the available revenues described further below.

SJCFWCD estimates that the required total cost of O&M is \$5,954,000. This estimate includes the following services: O&M, ongoing engineering support, State & Federal coordination, administration, auditing & compliance, and the legal and insurance burden associated with all services SJCFWCD provides for Zone 9 facilities. The existing revenues available to support O&M services total \$4,470,000 and are provided by the current Zone 9 Flood Control Benefit Assessment, ad valorem property taxes received by the SJCFWCD for Zone 9, and the SJAFCA AD 96-1 Assessment. The net difference, or shortfall, is \$1,484,000. This shortfall is associated with the additional costs of providing the required level of Levee O&M Services for Zone 9 Project levees.

Table 1
Levee Capital and Maintenance Assessment (LCMA)
Levee O&M Services Budget for Zone 9 - FY 2023/24

Budget Item / Category	FY 2023/24 Budget
Operations & Maintenance [1]	\$5,426,000
Ongoing Engineering Support	\$70,000
State & Federal Coordination (Certifications, Policy & Funding)	\$305,000
Administration, Auditing & Compliance	\$65,000
Legal & Insurance Burden on Services	\$88,000
Subtotal Annual Services Budget	\$5,954,000
Current Zone 9 Assessment (Government Code 56901)	(\$2,716,000)
Zone 9 Ad Valorem Tax Apportionment	(\$850,000)
SJAFCA AD 96-1 (Government Code 57594)	(\$904,000)
Total Current Funding Sources	(\$4,470,000)
 Net equals Budget for Levee O&M Services	 \$1,484,000

[1] Includes Labor, Equipment, Supplies, Materials, Repair & Replacement for Equipment and Mitigation.

Source: San Joaquin County Public Works Dept. and SJAFCA

The current Zone 9 Flood Control Benefit Assessment is utilized by the SJFCWCD to fund the O&M of Project Levees within Zone 9. Ad valorem property taxes, which come from a portion of the County's base 1% of net assessed value property taxes apportioned to Zone 9 of SJFCWCD, are also used to fund Project Levee O&M services. Finally, the SJAFCA AD 96-1 is an existing assessment for parcels with the SJAFCA service area to fund O&M of the FPRP. Revenue from AD 96-1, collected by SJAFCA, is utilized to contract for services provided by SJFCWCD on behalf of SJAFCA for the O&M of those Project Levees improved as part of the FPRP.

The Proposed Assessment will be utilized to fund the increase in cost associated with Levee O&M Services. The budget presented in **Table 1** reflects the budget for the O&M of Zone 9 Project related Levees and Channels. As costs have increased over the years, SJFCWCD has been required to prioritize the limited resources to those areas with the greatest risk in terms of life safety and flood damages. The assessment revenues and property taxes described above have generally been fully expended on Project Channels and Levees. Even with full expenditure of revenues on Project facilities, including depletion of reserve funding, essential maintenance for Project facilities is currently being deferred until additional funding is available. The Proposed Assessment will provide the SJFCWCD with additional resources needed to address the increased cost of Levee O&M Services.

Budget for LSJRP Levee O&M

Table 2 provides a summary of the estimated budget for incremental O&M of the LSJRP levees. This is the increase in the estimated costs to O&M the levees to the standards required by USACE once the LSJRP is turned over to the NFS. A portion of this estimate was prepared by KSN through an evaluation of current local maintaining agency resources and estimated cost of levee O&M upon the completion of improvements (**Appendix A**). The total budget for the components of the LSJRP evaluated by KSN is \$425,340 escalated to January 2023. SJAFCA has also worked as part of the implementation of the Smith Canal Gate Project to estimate the cost of ongoing O&M of the gate facility. This amount is expected to be similar to the O&M of a second gate structure at 14-Mile Slough. The cost to O&M both gates is expected to be \$700,000 (in January 2023 \$'s) therefore the total incremental O&M is expected to be \$1,125,341. Because these costs are incurred as the LSJRP capital improvements are completed over time, the incremental O&M costs for each completed element has been incorporated into the financing plan for levee capital services, described below.

Table 2
Levee Capital and Maintenance Assessment (LCMA)
Levee Capital Services Incremental O&M Budget for LSJRP Features

Budget Item / Category	Estimated Budget [1]
Mosher Slough	\$20,840
Shima Tract	\$17,475
Fivemile Slough	\$4,291
Fourteenmile Slough	\$138,403
Tenmile Slough	\$31,973
Calaveras River - Right	\$42,783
Calaveras River - Left	\$43,072
San Joaquin River	\$40,717
French Camp Slough	\$18,317
Duck Creek	\$67,470
Smith Canal Gate [2]	\$350,000
Fourteenmile Slough Structure [2]	\$350,000
Capital Project	\$1,125,341

[1] Budget as of January 2023 and utilized as part of cash flow and financing plan analysis found in Appendix B.

[2] Estimated based on SCAAD budget for O&M of the SCG

Source: KSN Memo and SCAAD Engineer's Report

Financing Plan for Levee Capital Services

To determine the annual funding requirements necessary to fund the SJAFCA share of new facility capital costs and the associated incremental O&M, LWA prepared a financing plan including a cash flow analysis. The financing plan incorporates several assumptions, such as initial cost estimates, cost sharing, SJAFCA project delivery responsibilities, implementation timeline, cost escalation, SJAFCA and State advancement of the Smith Canal Gate, and bonding. These costs are described further below. Importantly, this model incorporates the incremental O&M cost of the LSJRP levee system as the O&M responsibility and funding requirements are layered in over time as project features are completed and turned over the NFS for O&M.

Initial LSJRP Cost Estimate

Project cost estimates, including contingency values, are derived from the Feasibility Study "first cost" estimate of \$1,070,309,000 (2017 price levels). These values serve as the basis for the escalated costs utilized in the financing plan. Because this cost estimate was based on feasibility level information with limited information on or consideration for prior analyses of the levee system, several assumptions associated with the estimate were modified, as described herein, to prepare a realistic, reasonable, and fiscally prudent base cost.

The Feasibility Study was performed under USACE's 3x3x3 paradigm: defined as a study requiring no more than three years, with no more than three million dollars, and undergoing three levels of concurrent review. USACE contrived this concept to streamline and accelerate feasibility analyses, but it has resulted in some unintended consequences.

Detailed and informative analyses were often left for the design phase of a project, resulting in overly conservative project cost estimates, assuming worst-case design conditions. Indeed, during the feasibility study phase, existing information about the levee system performed by the State of California's Urban Levee Evaluation (ULE) that could have helped reduce the cost estimate went partially unused, and conservative assumptions were instead used.

For example, during the feasibility study phase, several reaches were identified as requiring a higher level of improvement than those identified from the ULE work. This resulted in higher estimated costs and higher contingencies. Although individual features were not analyzed in detail to determine specific reductions in program costs, several elements were identified as requiring much less robust re-build. These include the improvements near Brookside and Mosher Slough.

Further, recent cost projections of Ten Mile Slough, which is currently designed and awaiting environmental clearances, are now projected to come in below those prepared in the 2017 feasibility estimates. Further, comparing USACE cost-estimates to actual bid costs for over a dozen flood projects being implemented in the Sacramento area demonstrates that USACE estimates are always significantly conservative. In most cases, a conservative cost estimate is beneficial for future planning and helps minimize long-term financial risk; however, several principles of SJAFCA's program are to be financially frugal with local funding and not raise more money from property owners than will be required. SJAFCA also notes that USACE is required by statute to regularly develop new costs estimates, and such estimates have a tendency to fluctuate wildly based on

market conditions, but these updated estimates do not generate actionable information until such time as USACE incorporates the use of actual site conditions. As such, SJAFCA has decided to program funding on the lower side of the “first cost” range (i.e., lower contingency).

SJAFCA has prepared several contingency plans to mitigate for any cost increases. These include leveraging other funding sources or locally leading future phases of design and construction.

There are other funding sources that may come to fruition over the next decade. These may be used to offset upfront bond financing and/or mitigate for future increased costs. SJAFCA is currently coordinating with other flood agencies to leverage their existing, excess in-kind credit. These inter-basin credit transfers require close coordination with USACE for approval as they would be applied to the NFS's cost share, and they require negotiation on the amount. While the actual cost of these credits is not yet known, they would only be sold/purchased at a discount, and therefore they will “generate” additional resources for the program. Secondly, SJAFCA is seeking credit for its prior work on Mosher Slough that would directly offset cost sharing obligation to USACE. These efforts could result in \$5-\$10 Million of local funding applicable toward the local cost share of the LSJRP.

It is also feasible that SJAFCA could receive a higher state-local cost share for work on this project. Although the current cost share (70%-30%) is generous, other areas within California have seen a higher than 70% state share. For example, an additional 10% State cost share would result in a 33% reduction in the local funding match.

Additionally, in close coordination with USACE, SJAFCA could lead design and construction of one or more project features. Throughout the valley, locally led projects have been completed on Federal levees, resulting in cost savings from the initial USACE estimate. However, the precise features, extents, and expected saving remain uncertain and can't be quantified at this time.

The feasibility study estimates a “first cost” of \$1.070 Billion (2017 price levels, not escalated) or estimated at \$1,385 Billion in the PPA (fully escalated over time). This estimate includes a 38% contingency. For the reasons described above, SJAFCA is preparing this program estimate with 23% contingency (a 15% reduction), resulting in an initial cost of approximately \$910 Million (**Table 3**), for use in the financing plan which escalates cost over the project implementation timeline.

Cost Sharing

As previously discussed, the LSJRP is Federally authorized and led. The USACE, DWR, and SJAFCA entered into a PPA defining the cost share obligations of USACE and the NFS. DWR and SJAFCA then entered into an LPPA, defining the cost sharing obligations between the NFSs. The Federal cost share is 65%, DWR cost share is 24.5%, and SJAFCA's cost share is 10.5%.

SJAFCA's cost share funding will come in the form of 1) cash contributions, 2) In-kind contributions (IKC) for work at Smith Canal and any other approved credit for work performed by the NFS, and 3) lands, easements, rights-of-way, relocations, and disposal areas (LERRDs) purchases. NFS cash contributions are estimated in the financing plan after accounting for LERRDs and IKC estimates.

Table 3
Levee Capital and Maintenance Assessment (LCMA)
Lower San Joaquin River Project Base Budget

Budget Item / Category	Cost Share	\$2017 Costs [1]
Land and Damage		\$68,555,900
Relocation		\$72,250,000
Fish and Wildlife		\$60,268,400
Levees and Floodwalls		\$481,609,150
Floodway Control and Diversion Structure		\$45,205,550
Planning, Engineering, Design		\$123,165,850
Construction management		\$58,708,650
Capital Project		\$909,763,500
Federal	65.0%	\$591,346,275
State	24.5%	\$222,892,058
Local Share [2]	10.5%	\$95,525,168

[1] Cost estimate used from 2018 Feasibility Study, based on Oct 1, 2017 price levels, USACE "First Cost", with adjusted contingency to 23%; Utilized as part of financing plan found in Appendix B.

[2] Local share simply based on "first cost" percent obligations, not accounting for credit from local work completed (e.g. Smith Canal Gate)

Source: San Joaquin Area Flood Control Agency and U.S. Army Corps of Engineers

Smith Canal Gate

SJAFCA and DWR are delivering the Smith Canal Gate (SCG) project as advanced work that directly supports the overall LSJRP. USACE recognizes this as IKC, and it is assumed all costs will be recognized and attributed toward the NFS cost sharing requirements. For the purposes of the cash flow financing plan for the LSJRP, the assumed creditable cost of the SCG project is \$96.8 Million. It is assumed that upon review of project expenditures, USACE would approve credit in this full estimated amount. The \$96.8 Million estimate is reflected in the total project cost for the purposes of calculating cost share percentages. It is also used as IKC to offset immediate NFS cash contribution requirements.

The costs of the SCG project have been funded from a combination of grant funding provided to SJAFCA by DWR and local funding from SJAFCA generated by the Smith Canal Area Assessment District (SCAAD). If the LCMA is approved by property owners and the assessment district if formed by the SJAFCA Board, the following actions would take place:

- Assessments authorized to be levied by the SCAAD would cease to be levied. In other words, the LCMA would supplant the SCAAD.
- The current outstanding bonds issued by SJAFCA to finance the local share of the project, which are secured by SCAAD assessment revenues would be redeemed by SJAFCA. See **Bond Plan** discussion below.

To account for and recognize the Levee Capital Services benefits provided to date by the SCAAD assessments, an adjustment factor has been applied to the properties located within the SCAAD. See **SCAAD Factor** discussion below.

LERRDs

LERRDs are a line-item estimate in the Feasibility Study and the timing and amounts of LERRDs purchases are incorporated into the financing plan. LERRDs have been escalated based on current project implementation assumptions as defined here and estimated at approximately \$210 Million.

Project Implementation Timing

Project implementation timing has been revised from the initial estimates prepared for the Feasibility Study by USACE. The sequence of reach implementation and start timing has been updated to reflect recent project developments (including status of design efforts as of mid-2022, Federal funding commitments, and available personnel and project team resources).

Given the status of this program and timelines of similar programs in the Central Valley, the estimated time to project completion used for this engineer's report is twenty years. Therefore, the LSJRP expenditures associated with construction continue into 2043 and may extend for several years to complete financial and project close-out with USACE and DWR.

Cost estimates are escalated in alignment with the estimated reach delivery timelines. LWA utilized construction cost escalation of 2.4%, based on the average annual growth rate from 2010 to 2020 from the Department of General Services (DGS) California Construction Cost Index (CCCI). This analysis excludes 2020-

present, which reflects the effects from aftermath of COVID-19 years and the current inflationary environment in favor of reflecting a longer-term average construction escalation over the entire period of the project.

Assessment Timing

The first year of assessment collection would occur in FY 2023/24. The duration of the capital component of the assessment is assumed and is to be authorized for 30 years from a final bond issuance, which is expected to take place in 2038.

Bond Plan

Based on the project implementation timeline, cash contributions to USACE, and the redemption of the outstanding SCAAD Assessment Revenue bonds, SJAFCA plans to issue bonds secured by LCMA assessment revenues as soon as feasible after the formation of the Assessment District. The timing of the project implementation dictates the timing and amount of bond financing versus pay-go revenues to cover expected costs. The next bond issuance is expected to occur in 2033. The financing plan currently assumes that annual assessment district revenues and IKC would cover much of the cost outlays and funding match to USACE. A third and final bond issuance would occur in 2038. The financing plan assumes that each bond issuance would be structured as a conventional 30-year financing and to be paid from annual assessment collections.

Cash Flow Analysis

A cash flow analysis was developed in quarterly periods for years 2022 through 2049, however, is presented in annual periods here. The cost projections were spread over time as described above. The financing plan assumes an initial assessment need of \$6.2 Million beginning in FY 2023/24 for Capital Services. The initial Capital Services budget includes the LSJRP costs, District operational soft costs to deliver LSJRP, defeasance of the existing SCAAD bonds, as well as the incremental O&M required to support this project long-term. The initial O&M assessment need is \$1.125 Million (2022) and is assumed to continue in perpetuity. The assessment is assumed to be escalated annually based on the Consumer Price Index (CPI-W) for San Francisco-Oakland-Hayward, CA. For purposes of the cash flow analysis, escalation of the assessment was assumed to be 2.4% annually. Upon final payment of bonds and completion of the LSJRP, the capital portion of the annual assessment is assumed to end.

The financing and funding plan is detailed in the cash flow shown in **Appendix B**.

Total Estimated LCMA Budget

The total LCMA budget combines the FY2023/24 O&M budget for Zone 9 Project levees and the resultant capital FY2023/24 budget developed in the cash flow and financing plan analysis. These budgets are summarized in **Table 4** and result in a total estimated LCMA FY 2023/24 budget of **\$7,684,000**.

Table 4
Levee Capital and Maintenance Assessment (LCMA)
Assessment District Budget - FY 2023/24

Budget Item / Category	FY 2023/24 Budget
Levee O&M Services Budget [1]	\$1,484,000
Levee Capital Services Budget	\$6,200,000
Total Budget [2]	\$7,684,000

[1] Includes Labor, Equipment, Supplies, Materials, Repair & Replacement for Equipment and Mitigation.

[2] Assessment can be escalated annually, according to CPI-W San Francisco-Oakland-Hayward, not to exceed 4% (Reference Section 6, Annual Escalation of the Assessments)

Source: San Joaquin County Public Works Dept. and SJAFCA

5. ASSESSMENT METHODOLOGY

General Discussion

Requirements of Proposition 218

To levy an assessment for a property related service such as flood control, Proposition 218 has certain substantive requirements that the local agency must comply with. The local agency must:

- Separate the general benefits provided by service(s) from the special benefits conferred on a parcel;
- Identify the parcels that have special benefits conferred on them by the facility and/or service;
- Calculate the proportionate special benefit for each parcel in relation to the entirety of the benefits provided by capital and O&M services being funded;
- Apportion the costs of services to each parcel that receives special benefit in relation to that proportion; and
- Ensure that the total assessment levied does not exceed the reasonable cost of the proportionate special benefit conferred on each parcel.

Special Benefits vs. General Benefits

Proposition 218 requires any local agency proposing to increase or impose a special assessment to “separate the general benefits from the special benefits conferred on a parcel.” (Cal. Const. art. XIID §4). The rationale for separating special and general benefits is to ensure that property owners are not charged a special benefit assessment in order to pay for general benefits provided to the properties or general public at large. Thus, a local agency carrying out a project that provides both special and general benefits may levy an assessment to pay for the special benefits but must acquire separate funding to pay for the general benefits.⁵

A special benefit is a particular and distinct benefit over and above the general benefits conferred on real property located within the agency’s boundary or to the public at large. The total cost of the services must be apportioned among the properties being assessed based on the proportionate special benefit the properties will receive. Moreover, the governmental agency must demonstrate through a balloting process that the ballots submitted in opposition to the assessment do not exceed the ballots submitted in favor of the assessment, weighted according to the proportional special benefit and financial obligation of the affected properties.

Because flood control work has an obvious indirect relationship to the provision of general benefits and may, upon first blush, appear to be general benefits, the issue of general benefits merits further discussion. For example, the facilities to be funded by the assessment will protect parks that are used by people regardless of whether they own property within the floodplain or not (the general public). But this indirect relationship does not mean that these facilities or services will themselves provide any general benefits. Rather, they will provide special benefits to all parcels within the floodplain, including special benefits to public parcels (such as parks) that are themselves used in the provision of general benefits.

⁵ *Silicon Valley Taxpayers’ Assn., Inc. v. Santa Clara County Open Space Authority*, (2008) 44 Cal. 4th 431, 450.

More to the point, the public at large will be paying for the special benefits provided to public property, and specially benefited property owners' assessments will not be used to subsidize general benefits provided to the public at large or to property outside the district. All property that is specially benefited will be assessed, including schools, parks and other parcels used in the provision of general benefits. Assessing agencies are required to assess and levy the assessment on all specially benefited property, including publicly owned property, within the assessment district.⁶ Thus, the general public will pay for the provision of flood control services because the assessed public agencies within the assessment district will use general taxes or other revenues to pay their assessments.

In this instance, the Levee Capital and O&M Services provide both a general benefit to the public at large and a special benefit to those properties located within the boundaries of the Proposed Assessment by virtue of preventing flood waters due to uncontrolled flood from collecting on or flowing over a parcel and causing damages as a result of inundation. The special benefits provided by the services have been calculated for all parcels within the boundaries of the Proposed Assessment. The boundaries of the proposed district consists of only those parcels within the levee protected area.

The special benefit provided to each parcel varies based on the relative avoided damage from flooding. The relative avoided flood damages are based on an uncontrolled flood resulting from a breach along the levee system. The avoided flood damages are a function of parcel size, land use and the depth of flooding from each breach scenario, and, for Levee O&M services, the length of levee represented by each breach.

As noted above, special benefits are those "particular and distinct over and above general benefits conferred on real property located in the district or to the public at large." Cal. Const. art. XIID §2(i). By contrast, general benefits provided to the public at large could be discussed in terms of general enhanced property values, provision of general public services such as police and fire protection and recreational opportunities that are available to people regardless of the location of their property. *See e.g.*, Cal. Const. art. XIID §§2(i), 6(2)(b)(5); *Silicon Valley Taxpayers*, 44 Cal. 4th 431. 450–56. In this case, general benefits can be identified as the ability to move through and across the benefited area. The following considerations were evaluated to distinguish the general benefits by the Levee Capital and O&M Services.

Public Property

The Levee Capital and O&M Services will protect certain public properties (e.g., government buildings, schools, and parks). While the use of these public properties is a general benefit, the public properties themselves are protected by the flood protection system and receive a special benefit from the Levee Capital and O&M Services in the same manner as private property. All public properties have been included in the determination of special benefit, as described in more detail under the Assessment Apportionment Methodology below. With the exception of Federal Properties, there is no general benefit for Non-Federal public properties to be funded by the Proposed Assessment because the public properties will be assessed based on the special benefit received. As discussed further below, Federal properties are exempt from paying

⁶ Reference Cal. Const. art. XIID §4(a) with respect to the requirement to assess and *Manteca Unified School District v. Reclamation District No. 17 (2017) 10 Cal.App.5th 730* with respect to the requirement to levy.

an assessment levied by a local agency. While the special benefit and associated assessment is calculated without consideration of the Federal property exemption, the lost revenue cannot be reapportioned to assessed property owners. Therefore, the Levee Capital and O&M Services provide a general benefit by protecting federally owned property against flood damages, and the lost assessment revenue must be funded by other revenue sources.

Local Streets and Collectors

The Levee Capital and O&M Services will protect certain local streets and collectors. These roads are primarily used to access properties, as opposed to thoroughfares discussed separately below. The boundary of the Proposed Assessment has been narrowly drawn to include only those properties receiving special benefit from Levee Capital and O&M Services. Therefore, the benefit from Levee Capital and O&M Services to local streets and collectors is captured by assessing the properties they serve – as these roads have no value but in providing access to the specially benefitted parcels, and protecting these roads is a means to provide special benefit to these parcels.

Thoroughfares

The Levee Capital and O&M Services will also protect certain thoroughfares within the boundary of the Proposed Assessment. These roads are distinct from local streets and collectors in that these roads serve as primary transit routes within, through and across the community. These roads are used by the public at large regardless of residency, destination, or purpose. Therefore, the protection of these thoroughfares provides a general benefit that must be separated from the special benefit conferred on parcels by the Proposed Assessment and cannot be funded by the Proposed Assessment. Further discussion supporting the quantification and separation of this general benefit from the special benefit is provided below.

Assessment Boundary

The Proposed Assessment Boundary encompasses all properties that receive a special benefit from Levee Capital and O&M Services. Properties receiving special benefit from the Levee O&M Services were identified through the flood breach analyses prepared by R&F Engineering (R&F). Properties receiving special benefit from the Levee Capital Services were identified from a combination of floodplain mapping sources. The analyses completed by R&F have been documented and incorporated into this Engineer's Report by reference and attached as **Appendix C**.

Hydraulic Analyses Performed to Support the Assessment Methodology

Levee Breach Analysis for Levee O&M Services on Zone 9 Project levees

To determine the avoided flood damages as a result of the Levee O&M Services on the Zone 9 Project levees, as described in **Appendix C**, R&F utilized an existing levee breach analysis that evaluated 72 different breach scenarios along the SJCFCD Zone 9 Project levees. The resulting floodplain from each breach was overlaid on the San Joaquin County Geographic Information System (GIS) parcel shapefile to determine the average flood depth and area of flooding for each individual parcel for each breach scenario. The resulting average flood depth was used as one of the inputs to the USACE Depth-Damage functions to calculate avoided flood damage. R&F also identified the length of levee represented by each breach to apportion avoided flood

damages across the project levee reaches maintained by Zone 9. The representative levee lengths can be found in **Table 5**. To account for the situation where a Project levee was maintained by an agency other than SJCFWCWD, the portion of that reach of levee maintained by others was subtracted from the representative levee length. As a result, a 1.4-mile portion of levee along the Calaveras River maintained by Reclamation District 2074 was removed from the representative levee length associated with the CSR R1 breach analysis. R&F's hydraulic analysis included a channel overtopping scenario to determine flood depths with no levee breaches when the channels and levees overtop when their capacity is reached. As the channel overtopping is not prevented by Levee O&M services, this additional scenario presented in R&F's analyses was not utilized in the analysis of special benefits.

Levee Breach Scenarios for Levee Capital Services on LSJRP and 100-year Accreditation Assurance

Properties receiving special benefit from the Levee Capital Services (and associated incremental levee O&M for the LSJRP) were identified using a combination of floodplain mapping that included:

- The 100-year composite without project floodplain based on breaches of levees to be improved by the LSJRP⁷;
- The FEMA Shaded Zone X area within north and central Stockton; and,
- Additional hydraulic modeling showing the extent of the inundation from breaches of upstream FEMA Accredited Levees prepared by R&F.

To determine the avoided flood damages as a result of the Levee Capital Services from the improvements to the levee system associated with the LSJRP and FEMA Accredited levees, the Assessment Engineer utilized the without project floodplain mapping from the Feasibility Study as well as the floodplain mapping for breaches of FEMA accredited levees. The Feasibility Study does not define one single protection level but looks at levee assurances at a suite of flood scenarios, including the 100-year event. For the purpose of this Engineer's Report, the Assessment Engineer determined that the USACE's 100-year mapping best represents the level of service provided by the improved project and provides an appropriate comparison to the FEMA Shaded Zone X area. A composite without-project floodplain map, utilizing USACE floodplain mapping data, was prepared to identify the specific area benefiting from the improvements of LSJRP Project levees. To determine the extent of the floodplain for properties benefiting from FEMA Accredited levees, next, the Assessment Engineer overlaid the composite floodplain from breaches along FEMA Accredited levees prepared by R&F Engineering. This designated the extent of the area benefiting from Levee Capital Services for FEMA Accredited Levee. Because different sources of floodplain mapping were combined, the floodplain mapping associated with the FEMA Accredited levee breaches was only utilized to inform the extent of the benefit area from Levee Capital Services, not the depth of flooding for the purpose of calculating avoided flood damages.

⁷ As noted above, floodplain mapping for these breaches is based on hydraulic modeling completed by the USACE. Reference the USACE Feasibility Study.

Table 5
Levee Capital and Maintenance Assessment (LCMA)
Representative Levee Lengths

Breach name	Levee Length (Miles)	Breach name	Levee Length (Miles)
Brc L10	2.3563	Lmh R1	1.9343
Brc L11	0.4907	Mhc L1	0.4615
Brc L13	0.5117	Mhc L2	1.3213
Brc L14	1.2882	Mhc R1	2.4343
Brc L2	2.7578	Mhd L1	0.7099
Brc L3	0.9300	Mns L1	0.8855
Brc L4	1.2738	Mns L2	1.3696
Brc L5	0.6320	Mns R1	0.8117
Brc L6	0.8283	Mns R2	1.5242
Brc L7	0.4238	Mpc L1	0.4808
Brc L8	0.9540	Mpc L2	0.9664
Brc L9	1.6391	Pca L1	0.8861
Brc R1	1.4009	Pdc L1	0.4747
Brc R10	0.8685	Pdc L2	0.7654
Brc R11	1.5526	Pdc R1	0.4658
Brc R12	0.5926	Pdc R3	0.8128
Brc R13	1.1358	Pdc R6	1.3186
Brc R14	1.1888	Pxs L1	1.5965
Brc R3	2.0168	Pxs L2	0.8936
Brc R4	1.1972	Pxs R1	0.3875
Brc R5	0.6819	Pxs R2	1.2298
Brc R6	1.1045	Pxs R3	0.9059
Brc R7	1.0703	Sdc L1	0.7090
Brc R8	0.3499	Sdc L2	0.8142
Brc R9	1.4818	Sdc L3	0.4382
Csr L1	3.1824	Sdc L4	0.9177
Csr L2	1.7846	Sdc L5	0.6785
Csr L3	2.6353	Sdc L6	0.6670
Csr R1	2.4215	Sdc L7	0.5747
Csr R2	1.0034	Sdc R3	2.8152
Csr R3	0.9816	Sdc R4	0.8204
Csr R4	1.4676	Sdc R5	1.1742
Csr R5	1.0943	Spc L1	0.8003
Fcs L1	2.8398	Spc R1	0.3657
Fcs R1	3.1873	Wrs L1	0.8674
Lmh L1	1.9767	Wrs R1	0.2602

Source: Appendix C - Assessment District Floodplain Analysis, DATE, prepared by R&F.

The Assessment Engineer considered all of this floodplain mapping to develop and designate the area receiving benefit from Levee Capital Services. **Figure 4** superimposes these three floodplain mapping sources and identifies the boundary of the area receiving benefit from Levee Capital Services.

Assessment District Boundary Diagram

All of the mapping sources have been combined to identify the overall area of benefit from Levee Capital and O&M Services. **Figure 5** identifies the designated boundaries of the Levee Capital and O&M Services as well as the overall Proposed Assessment Boundary. The official Assessment District Boundary Diagram is included within **Appendix D**.

Because the Proposed Assessment Boundary does not align with parcel boundaries and parcel boundaries can change over time, a process for regularly determining those parcels within the boundary subject to the assessment is warranted. (Reference

Application of the Assessment Boundary to Parcels below, for further discussion.)

Accounting for Uncertainty in the Breach Analysis Results

To account for the uncertainty associated with the hydraulic modeling assumptions, the difference in modelling tools leveraged (i.e., R&F analysis vs. USACE analysis vs. FEMA maps), and the accuracy of underlying LiDAR data used to generate the floodplains from each breach scenario (for R&F analysis), all flood depths were rounded down to the nearest foot. This rounding down of flood depths also accounts for the affects that any elevation variation within an individual parcel would have on shallow flooding. Further, given the uncertainty of flood depths and assumptions, for any parcel that is flooded based the analyses conducted or the review of the three flood mapping sources, the Assessment Engineering assigned a minimum flood depth of one foot.

The R&F hydraulic model used a standardized approach of calculating the floodwaters from the levee breach on a 250-foot square (1.4 acre) grid pattern and reporting the average depth for each grid block. Based on this grid block size, multiple parcels may reside within a single grid block, or a single parcel may span multiple grid blocks. Therefore, for parcels that are partially flooded along the boundary of the floodplain from a levee breach, the level of accuracy for the area of flooding for these parcels is uncertain. To account for this uncertainty, flood damages were excluded for parcels along the fringe of the boundary with less than 95% of their boundary within Levee Capital and O&M Service Boundary.

Assessment Apportionment Methodology

The methodology for apportioning the Proposed Assessment to each parcel in the Proposed Assessment District is based first on quantifying the total benefits received, in terms of benefit units, by each parcel from the Levee Capital and O&M Services and then second, separating the General Benefits from the Special Benefits, then third, determining each parcel's proportionate share of total benefits received, again in terms of benefits units, and finally allocating the Proposed Assessment, in terms of dollars to each parcel based upon its proportionate share of total benefit units. Through this approach, each parcel's share of the total Proposed Assessment would be equivalent to its proportionate share of benefit received from the Services. Because the General Benefits have been separated from the Special Benefits and only the Special Benefits are assessed to parcels the requirement of Proposition 218 have been met.

Figure 4: Floodplain Mapping supporting Capital Services Benefit Area

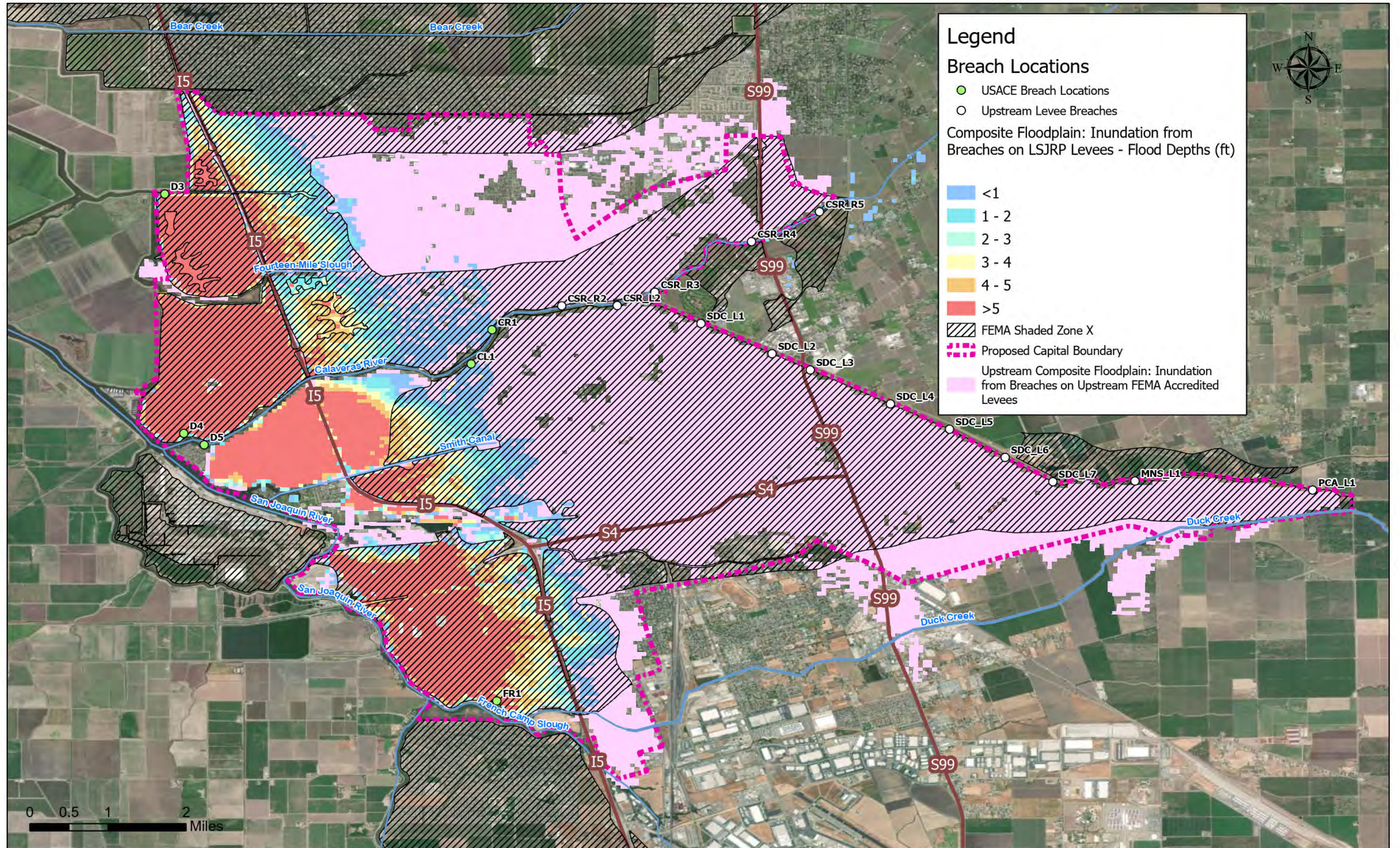
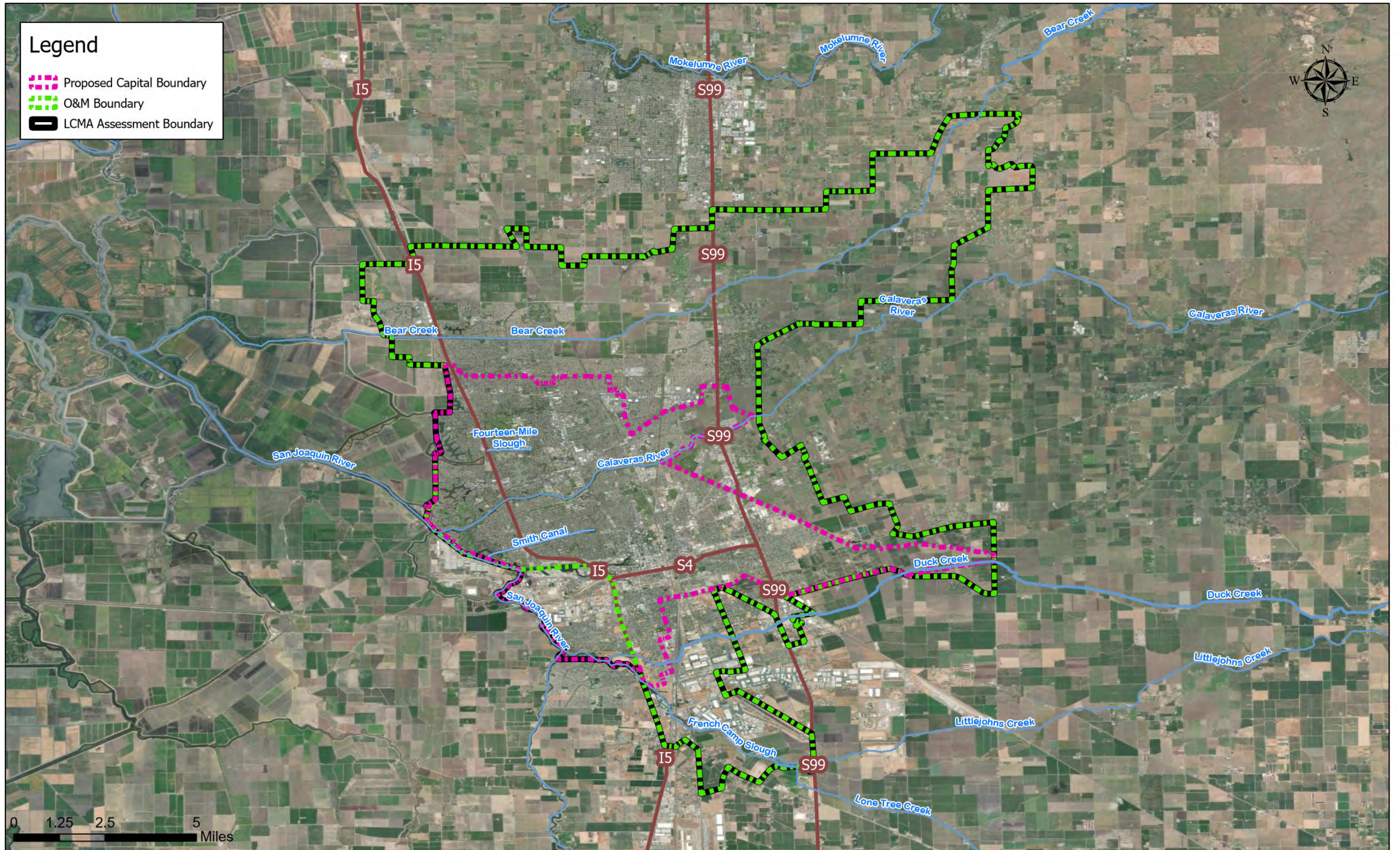


Figure 5: LCMA Area of Benefit - Levee Capital & O&M Services



The special benefit conveyed to a parcel from Levee Capital and O&M Services (in terms of Levee Benefit Units) is based on the flood damage reduction received by the parcel due to the decreased likelihood of flooding caused by a levee failure.

The methodology for calculating Levee Capital and O&M Benefit Units for each parcel utilizes the following property characteristics:

1. The size (acreage) of each parcel;
2. The Land Use Category assigned to each parcel;
3. The average structure size (square footage) per acre for each Land Use Category or sub-Category;
4. The depth of flooding from each breach scenario affecting the parcel;
5. The Relative Land Damage Rate per acre;
6. The Structure Damage Rate per square foot;
7. Whether the parcel was located within the prior SCAAD Assessment; and
8. Length of levee represented by each breach scenario (for Levee O&M Services for Zone 9 Project levees only).

A minimum flood damage reduction benefit was determined for all parcels with more than 95% of their area included within the Boundary. The minimum benefit was applied in the event a parcel's calculated flood damages was less than the minimum calculated benefit. This approach accounts for uncertainty in the model as a result of utilizing a finite number of flood breach analyses where a parcel's resulting inundation was nominal. This minimum benefit calculation is further described on Page 34.

Property Characteristics

The following property characteristics were developed for apportioning benefit. A summary of the property characteristics data is provided in **Table 6**.

Land Use Categories

Multiple land use codes are used by the San Joaquin County Assessor to categorize the properties within the boundaries. Each land use code was evaluated and assigned to a generalized Land Use Category (e.g.: Agricultural, Single-Family Residential, Commercial, etc.) for the purpose of identifying characteristics of each category for use in apportioning special benefit (**Appendix E**). A random sample of parcels for each County land use code was analyzed by reviewing aerial photographs to ensure that it had been assigned to the appropriate Land Use Category. The Land Use Categories are generally described as follows:

Agricultural land was characterized as large productive or unproductive land outside the urban area. No differentiation was made to differentiate between the crop types or use for livestock grazing.

Blended parcels are large parcels with multiple land uses present. The characteristics of these parcels are typically unique and require dedicated apportionment factors that are weighted by the portion (percent) of the parcel associated with each land use. An example would be a single large lot zoned as commercial that is half developed for a commercial use and the other half is vacant.

Table 6
Levee Capital and Maintenance Assessment (LCMA)
Summary of Assessed Property Characteristics

Land Use Category	Parcel Count	Total Acres
Agricultural	767	23,767
Blend	40	1,886
Commercial	3,378	3,124
Industrial	944	3,043
Mobile Home	143	304
Multi-Family Residential	5,904	1,336
Open Space	2,575	6,640
Open Space - Developed	3,432	3,375
Rural Residential	1,071	3,292
School	166	1,311
Single-Family Residential	75,741	14,159
Total	94,161	62,236

Source: Parcel Quest, San Joaquin County GIS and R&F Engineering

Commercial is characterized by properties with office, retail or public service buildings. This Land Use Category includes hotels, shopping centers, restaurants, offices, hospitals, etc. Some parcels within this Land Use Category have been assigned to a sub-category of Commercial Building Only. Parcels in this sub-category are commercial parcels with minimal acreage dedicated to parking and common areas within a larger commercial development. Parcels in this sub-category have adjacent parcels dedicated to supporting parking and other common areas associated with commercial uses.

Industrial is characterized by manufacturing, storage and processing facilities. This Land Use Category includes warehouses, manufacturing, processing, distribution, and public utilities.

Mobile Home Park is exclusively properties designed specifically for multiple mobile home structures. This category also includes individual parcels with Mobile Home Residential structures.

Multi-Family Residential is characterized as four or more dwelling units on a parcel. This Land Use Category includes apartments, condominiums, and townhouses. Condominium parcels within this Land Use Category have been assigned to a sub-category of Multi-Family Residential Condominium. Parcels in this sub-category are parcels designated as Condominium Units (Code 11) or Planned Unit Residential Development (Code 12) by the San Joaquin County Assessor. Parcels in this sub-category have minimal acreage not covered by structures and have adjacent parcels with open areas.

Open Space is characterized by properties with limited hardscape, without structures, that have been developed for their ultimate use. This Land Use Category includes parks, sports fields, bike paths, common areas, etc.

Open Space Developed is characterized by properties that do not have a structure, however, are generally ready to be built on. This Land Use Category includes parcels in developed areas that have been prepared for construction, parcels that are generically described as "vacant", and parcels that are entirely used as a parking lot.

Rural Residential are large lots with a Single-Family Residential structure outside the urban areas with limited amount of hardscape.

School properties are characterized as educational campuses, but do not include conversion of other land use categories for education activities (i.e. a commercial parcel utilized by a trade school). School properties can be public or private.

Single-Family Residential properties are characterized by three or fewer single-family dwelling structures on a parcel. This Land Use Category includes land with duplex and triplex buildings as they generally have the same physical characteristics as other single-family residences.

Parcel Size

The size of the parcel is used to appropriately apportion the special benefit from Levee Capital and O&M Services. Parcel data was obtained from San Joaquin County Assessor's data acquired through ParcelQuest. Parcel data was also obtained from the San Joaquin County Community Development Department GIS group

shapefiles. Where any significant discrepancy existed between the two sources, satellite imagery was used to measure and identify the more reliable source.

Average Structure Size per Land Use Type

Structure sizes were obtained from San Joaquin County Assessor's data acquired through ParcelQuest. The average structure size was calculated by summing the total square footage from all parcels for each land use and dividing by the total acres of all parcels with structures for each land use. **Table 7** summarizes the number of parcels, total parcel acreage and total structure square-footage of the parcels used to determine the average structure size associated with each Land Use Category.

Levee Capital and O&M Benefit Units

In general, flood damages were quantified for land and structures based on the depth of flooding. Levee O&M Benefit Units are calculated based on the levee breach modeling performed by R&F, as discussed above. Levee Capital Benefit Units were calculated utilizing the Feasibility Study floodplain modeling and floodplain modeling utilized to determine the extent of the Capital Boundary, as discussed above. Benefit unit calculations for each of these components are presented below, and then these two components are normalized to determine the total benefit units from both services.

Levee O&M Benefit Units

Levee O&M Benefit Units (OBU) are equal to the avoided flood damage to a parcel as a result of the Levee O&M Services associated with the Zone 9 Project levees. For the purpose of this assessment, flood damages were quantified for land and structures based on the depth of flooding from each of the breach scenarios.

The OBU for each property is calculated using the following formula:

$$\text{OBU} = \text{Total [Weighted Flood Damage] for all Breach Scenarios}$$

Where, for each Breach Scenario:

$$\text{Weighted Flood Damage} = [\text{Avoided Flood Damage}] \times [\text{Representative Levee Length}]$$

$$\text{Avoided Flood Damage} = [\text{Levee Breach Damage}]$$

$$\text{Levee Breach Damage} = [\text{Land Damage}] + [\text{Structure Damage}]$$

$$\text{Land Damage} = [\text{Parcel Size}] \times [\text{Relative Land Damage Rate per Acre}_{\text{by land use}}]$$

$$\text{Structure Damage} = [\text{Average Structure SQFT}] \times [\text{Parcel Size}] \times [\text{Structure Damage Rate}_{\text{by structure type}}]$$

Minimum OBU within Zone 9

For parcels within the Boundary shown in **Figure 5** (Page 30) that have been determined to benefit from Zone 9 levee maintenance but not inundated by any of the individual levee breach analysis scenarios, a minimum LBU is calculated as follows:

$$\text{OBU} = [1,000 \text{ ft of Levee}] \times [\text{Parcel Size}] \times [\text{Relative Land Damage Rate}]$$

Table 7
Levee Capital and Maintenance Assessment (LCMA)
Average Structure Size per Acre

Land Use Category	Parcel Count	Acres	Structure Sq. Ft.	Average Structure Sq. Ft./Acre
	[1]			
Agricultural	N/A	N/A	N/A	N/A
Blend	N/A	N/A	N/A	N/A
Commercial	865	1,078	9,531,904	8,800
Commercial Building Only [2]	140	41	1,522,633	36,800
Industrial	407	1,351	16,827,510	12,400
Mobile Home	108	153	156,072	1,000
Multi-Family Residential	2,106	1,065	17,644,638	16,500
Multi-Family Residential Condominium [3]	3,625	94	4,050,564	43,000
Open Space	N/A	N/A	N/A	N/A
Open Space - Developed	N/A	N/A	N/A	N/A
Rural Residential	1,027	3,096	2,048,467	600
School	29	233	516,174	2,200
Single-Family Residential	75,453	13,976	126,523,952	9,000

[1] Includes only parcels with structure building sq. ft for the purpose of calculating average structure sq. ft. per parcel.

[2] Represents commercial parcels with minimal acreage dedicated to parking and common areas within commercial developments. Parcels in this sub-category of commercial have adjacent parcels dedicated to supporting parking and other common areas within a larger commercial development. As a result the Average Structure / Sq. Ft. is much higher than the remaining parcels in the balance of the Commercial Land Use Category.

[3] Represents residential multi-family condominiums, specifically San Joaquin County use code 11 and 12. Parcels in this Multi-Family Residential sub-category have minimal acreage not covered by structures and have adjacent parcels with open areas. As a result the Average Structure / Sq. Ft. is much higher than the remaining parcels in the balance of the Multi-Family Residential Land Use Category.

Source: Parcel Quest, San Joaquin County GIS and R&F Engineering

Relative Land Damage Rate per Acre

The Relative Land Damage Rate per Acre represents the relative damage to site improvements (e.g. landscaping, utilities, etc.) that occurs as a result of inundation and deposition of sediment carried in floodwaters. The Relative Land Damage Rate per Acre was determined by assigning a Relative Land Value per Acre to each land use category and applying a 10% damage factor to the Relative Land Value per Acre. **Table 8** summarizes the Relative Land Damage Rate for each Land Use Category.

Structure Damage Rate

The Structure Damage Rate is calculated based on the methodology used in the UASCE Flood Damage Analysis (FDA) program. The FDA program assigns a relative Structure Replacement Value according to type of structure and estimates the percent structure damage based on the depth of flooding. Similarly, the FDA program assigns a relative Contents Replacement Value according to type of structure and estimates the percent of contents damage based on the depth of flooding (**Table 9 & Table 10**). **Table 11** summarizes the OBU's by Land Use Category. Because an average structure size rate per acre was utilized for calculating structure damages, for the O&M Benefit unit calculations, the structure sizes calculated were capped at 5,000 square feet per parcel for single family residential.

Levee Capital Benefit Units

Levee Capital Benefit Units (CBU) are equal to the avoided flood damage to a parcel as a result of the Levee Capital Services. For the purpose of this assessment, flood damages were quantified for land and structures based on the depth from the without LSJRP hydraulic modeling and also through preventing flooding within this same leveed area due to the failure of a FEMA 100-year accredited levee.

The CBU for each property is calculated using the following formula:

$$\text{CBU} = \text{Total Avoided Flood Damage}$$

$$\text{Avoided Flood Damage} = [\text{Levee Breach Damage}] \times \text{SCAAD Factor}$$

$$\text{SCAAD Factor} = 0.852$$

$$\text{Levee Breach Damage} = [\text{Land Damage}] + [\text{Structure Damage}]$$

$$\text{Land Damage} = [\text{Parcel Size}] \times [\text{Relative Land Damage Rate per Acre}_{\text{by land use}}]$$

$$\text{Structure Damage} = [\text{Average Structure SQFT}] \times [\text{Parcel Size}] \times [\text{Structure Damage Rate}_{\text{by structure type}}]$$

Minimum flood depth

All parcels, which reside in the Capital Boundary floodplain receive flood protection benefits from FEMA accredited levees. As such, all parcels within the Capital Boundary of the Proposed Assessment are assumed to have a minimum flood depth of 1' for the purpose of calculating avoided flood damage to approximate the special benefit associated with regulatory accreditation.

Table 8
Levee Capital and Maintenance Assessment (LCMA)
Relative Land Damage Rate

Land Use Category	Relative Land Value per Acre A [1]	Relative Land Damage Per Acre B = A X 10%
Agricultural [2]	\$25,000	\$2,500
Commercial	\$70,000	\$7,000
Industrial	\$70,000	\$7,000
Mobile Home	\$50,000	\$5,000
Multi-Family Residential	\$70,000	\$7,000
Open Space	\$10,000	\$1,000
Open Space - Developed	\$40,000	\$4,000
Rural Residential	\$25,000	\$2,500
Single-Family Residential	\$50,000	\$5,000
School	\$41,000	\$4,100

[1] Relative land value based on previous Engineer's Reports prepared in the region.

[2] Includes Crop Damage.

Table 9
Levee Capital and Maintenance Assessment (LCMA)
Structure Replacement Value and Depth Damage

Land Use	Depth	Structure Replacement Value	Percent of Structure Damaged															
			0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Agricultural	[1]	\$111.67	11.4%	19.3%	26.5%	33.2%	39.3%	44.7%	49.7%	54.1%	58.0%	61.5%	64.5%	67.1%	69.3%	71.2%	72.7%	74.0%
Commercial	[2]	\$85.56	7.0%	21.7%	30.2%	31.2%	32.4%	32.4%	39.8%	42.8%	51.7%	53.1%	54.1%	61.8%	64.8%	64.8%	65.5%	86.1%
Industrial	[4]	\$54.51	7.0%	21.7%	30.2%	31.2%	32.4%	32.4%	39.8%	42.8%	51.7%	53.1%	54.1%	61.8%	64.8%	64.8%	65.5%	86.1%
Mobile Home	[5]	\$45.85	9.9%	44.7%	45.7%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%	96.5%
Multi-Family Residential	[6]	\$84.40	11.4%	19.3%	26.5%	33.2%	39.3%	44.7%	49.7%	54.1%	58.0%	61.5%	64.5%	67.1%	69.3%	71.2%	72.7%	74.0%
Open Space		\$0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Open Space - Developed		\$0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Rural Residential	[7]	\$111.67	11.4%	19.3%	26.5%	33.2%	39.3%	44.7%	49.7%	54.1%	58.0%	61.5%	64.5%	67.1%	69.3%	71.2%	72.7%	74.0%
Single-Family Residential	[8]	\$111.67	11.4%	19.3%	26.5%	33.2%	39.3%	44.7%	49.7%	54.1%	58.0%	61.5%	64.5%	67.1%	69.3%	71.2%	72.7%	74.0%
School	[3]	\$144.46	7.0%	21.7%	30.2%	31.2%	32.4%	32.4%	39.8%	42.8%	51.7%	53.1%	54.1%	61.8%	64.8%	64.8%	65.5%	86.1%

[1] Source: Table B-33 - Good Status for Single Family Residential

[2] Source: Table B-9 - Good Status for Commercial Retail

[3] Source: Table B-29 Good Status for Public and Private Schools

[4] Source: Table B-21 - Good Status for Industrial Light

[5] Source: Table B-25 - Good Status for Mobile Home

[6] Source: Table B-26 - Good Status Construction Class and Quality for Multi-Family Residential

[7] Source: Table B-33 - Good Status for Single Family Residential

[8] Source: Table B-33 - Good Status for Single Family Residential

Source: Table C-1 2012 CVFPP HEC-FDA Structure and Damage Functions - CVFPP Attachment 8F Flood Damage Analysis

Table 10
Levee Capital and Maintenance Assessment (LCMA)
Contents Replacement Value and Depth Damage

Land Use	Structure to Contents Ratio	Percent of Contents Damaged																
		Depth	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Agricultural	[1]	50%	6.6%	11.0%	15.1%	18.8%	22.1%	25.1%	27.7%	30.1%	32.1%	33.8%	35.2%	36.3%	37.2%	37.8%	38.2%	38.5%
Commercial	[2]	51%	0.0%	79.8%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Industrial	[4]	31%	0.2%	87.6%	96.4%	99.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Mobile Home	[5]	50%	0.0%	85.0%	95.0%	99.0%	99.0%	99.0%	99.0%	99.0%	99.0%	99.0%	99.0%	99.0%	99.0%	99.0%	99.0%	99.0%
Multi-Family Residential	[6]	50%	6.6%	11.0%	15.1%	18.8%	22.1%	25.1%	27.7%	30.1%	32.1%	33.8%	35.2%	36.3%	37.2%	37.8%	38.2%	38.5%
Open Space		0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Open Space - Developed		0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Rural Residential	[7]	50%	6.6%	11.0%	15.1%	18.8%	22.1%	25.1%	27.7%	30.1%	32.1%	33.8%	35.2%	36.3%	37.2%	37.8%	38.2%	38.5%
Single-Family Residential	[8]	50%	6.6%	11.0%	15.1%	18.8%	22.1%	25.1%	27.7%	30.1%	32.1%	33.8%	35.2%	36.3%	37.2%	37.8%	38.2%	38.5%
School	[3]	38%	0.0%	87.8%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

[1] Source: Table B-33 - Good Status for Single Family Residential

[2] Source: Table B-9 - Good Status for Commercial Retail

[3] Source: Table B-29 Good Status for Public and Private Schools

[4] Source: Table B-21 - Good Status for Industrial Light

[5] Source: Table B-25 - Good Status for Mobile Home

[6] Source: Table B-26 - Good Status Construction Class and Quality for Multi-Family Residential

[7] Source: Table B-33 - Good Status for Single Family Residential

[8] Source: Table B-33 - Good Status for Single Family Residential

Source: Table C-1 2012 CVFPP HEC-FDA Structure and Damage Functions - CVFPP Attachment 8F Flood Damage Analysis

Table 11
Levee Capital and Maintenance Assessment (LCMA)
Summary of Resulting Levee Benefit Units

Land Use Category	O&M Benefit Units (OBU)	Capital Benefit Units (CBU)	Total Levee Benefit Units (LBU)
	A	B	C = A/30 + B
Agricultural	77,923,914	4,377,700	6,975,164
Blended	214,830,020	118,795,205	125,956,206
Commercial	4,003,482,162	456,928,315	590,377,720
Industrial	3,830,507,661	217,399,407	345,082,995
Mobile Home	21,631,953	3,114,756	3,835,821
Multi-Family Residential	4,020,218,444	480,368,762	614,376,044
Open Space	16,772,254	2,029,262	2,588,337
Open Space - Developed	50,095,586	7,698,085	9,367,938
Rural Residential	78,371,947	2,274,568	4,886,966
School	574,720,144	73,039,324	92,196,663
Single-Family Residential	22,450,511,025	2,863,250,973	3,611,601,341
Total	35,339,065,110	4,229,276,358	5,407,245,195

Source: As calculated by Larsen Wurzel & Associates, inc.

Relative Land Damage Rate per Acre

As defined under OBU methodology, the Relative Land Damage Rate per Acre represents the relative damage to site improvements (e.g. landscaping, utilities, etc.) that occurs as a result of inundation and deposition of sediment carried in floodwaters. The Relative Land Damage Rate per Acre was determined by assigning a Relative Land Value per Acre to each land use category and applying a 10% damage factor to the Relative Land Value per Acre. **Table 8** (page 37) summarizes the Relative Land Damage Rate for each Land Use Category.

Structure Damage Rate

As defined under OBU methodology, the Structure Damage Rate is calculated based on the methodology used in the USACE Flood Damage Analysis (FDA) program. The FDA program assigns a relative Structure Replacement Value according to type of structure and estimates the percent structure damage based on the depth of flooding above the finish floor. Similarly, the FDA program assigns a relative Contents Replacement Value according to type of structure and estimates the percent of contents damage based on the depth of flooding (reference again, **Table 9 & Table 10**, pages 38 and 39 respectively). **Table 11** (page 40) summarizes the CBU's by Land Use Category.

Because an average structure size rate per acre was utilized for calculating structure damages, for the Capital Benefit unit calculations, structure sizes were capped at 5,000 square feet per parcel for single family residential. When calculating the flood depth to a finished floor, a finish floor height elevation was assumed at 1' for all structures and 2' for mobile homes.

SCAAD Factor

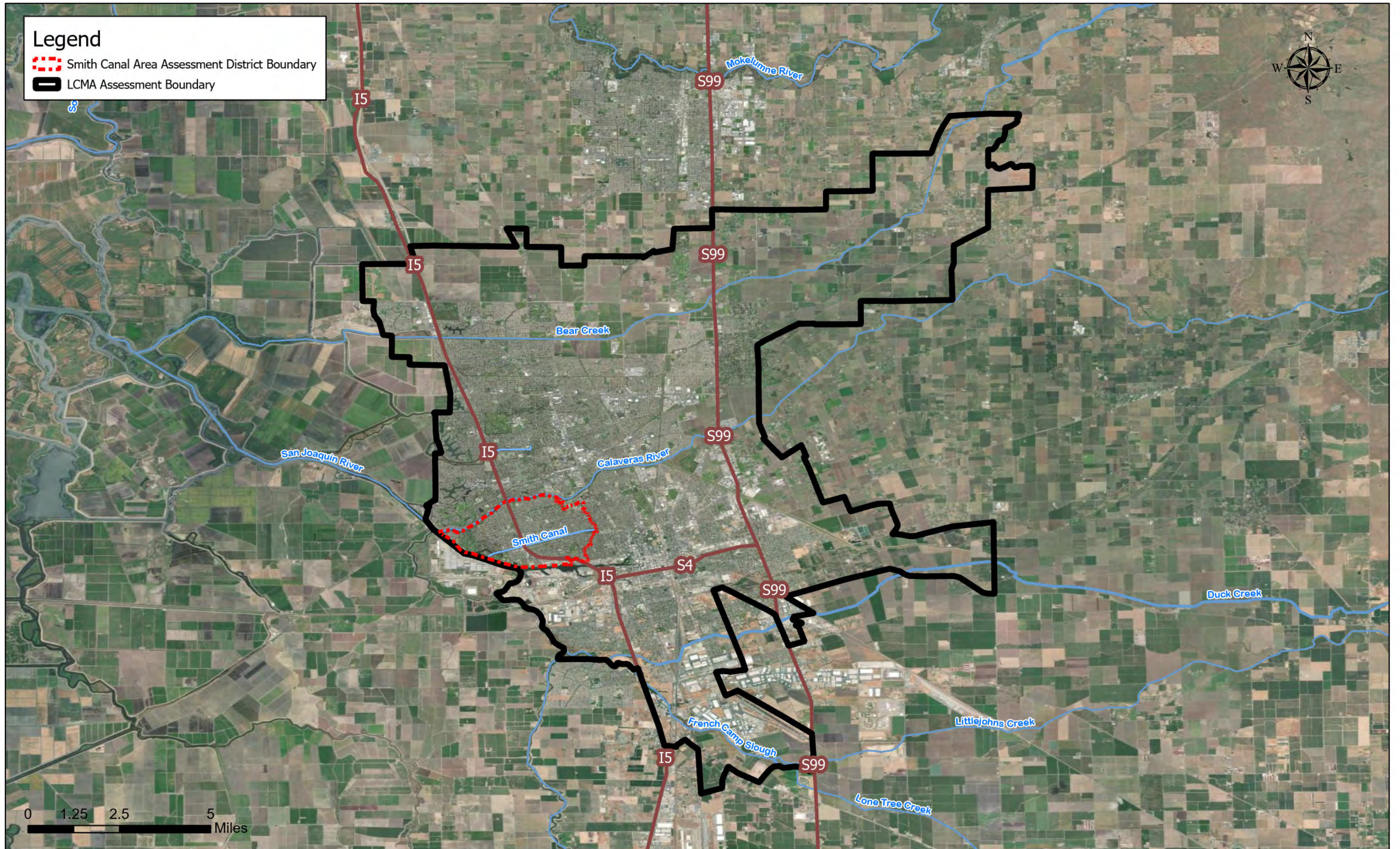
This factor is used to recognize the prior contribution of the SCAAD toward the implementation of the SCG Project. Those properties within the current SCAAD are given a SCAAD factor of 0.852 and those properties outside of the SCAAD assessment boundary are given a SCAAD factor of 1. The SCAAD factor of 0.852 was determined based on the ratio of the prior investments into the SCG Project by properties in the SCAAD, based on total annual assessment revenues provided to date, versus the investment required for the Levee Capital Services of this Proposed Assessment for the same benefitting parcels. When applied at 0.852, this factor reduces the special benefits received to account for the share of special benefits already delivered by properties in the SCAAD boundary to date and are now credited to the investment of funding for Levee Capital Services. For those properties within the SCAAD boundary (See **Figure 6**), the SCAAD factor is calculated as follows:

- SCAAD investment to date: approximately \$17 Million
- SJAFCA 10.5% portion of LSJRP "first cost", adjusted for updated SCG cost, escalated to 2022 cost basis: approximately \$115 Million
- Discount factor = $17/115 = 14.78\%$
- SCAAD Factor = $1 - 0.148$
- **SCAAD Factor = 0.852**

Equivalent Levee Benefit Unit (LBU)

Benefit units have been calculated based on individual levee breaches for O&M Services and weighted by representative levee lengths. However, a composite floodplain boundary was utilized to determine the

Figure 6: Smith Canal Area Assessment District (SCAAD) Boundary



benefits from Capital Services because the capital project is considered a whole system of improvements. As a result of this approach, the total number of calculated OBU's is significantly larger than the calculated CBU's. As such an equivalency factor is needed to allow for a comparable equivalent levee benefit unit for which to serve as a basis for assessing the total special benefits and determining parcel-level assessment rates. Because O&M Services represent an ongoing service that will continue into the future and can be considered on a single annual basis, and the Capital Services represent a shorter term but larger financed investment over time, the Assessment Engineer has considered the application of a factor related to the term of financing to equate the benefit units of the two services. The Assessment Engineer has utilized an equalization factor of 30:1, which is indicative of the capital financing term that is expected to be utilized for the Capital Services. To simply the application of the factor, and reduce the total number of calculated benefit units, the equalization factor is applied by dividing the OBU's by 30 as follows:

$$\text{Total Equivalent Levee Benefit Units} = \text{Total OBU} / 30 + \text{Total CBU}$$

Table 11 (page 40) summarizes the OBU's, CBU's and Total Levee Benefit Units (LBU's) by Land Use Category.

General Benefits

Thoroughfare Damages Calculation

As described above, the Levee Capital and O&M Services provide a general benefit to the public at large by protecting thoroughfares within the boundary of the Proposed Assessment from flood damages. The amount of general benefit associated with each thoroughfare was quantified by identifying the cost to repair the road because of the flood damages. San Joaquin County indicated that the average cost to repair flood damages for an entire reach of thoroughfare is approximately \$5.00 per square-foot.

Table 12 lists the reaches of thoroughfares protected against flood damages by the Levee Capital and O&M Services; identifies the cross-street limits, reach length, and typical road width.

Table 13 calculates the general benefit from protecting thoroughfares by multiplying the area of thoroughfare pavement by the estimated cost to repair flood damages. The general benefit from protecting all thoroughfares was calculated to be 24,470,000 equivalent Levee Benefit Units.

Federal Properties

Federally owned properties, such as the United States Post Office in Stockton, receive a special benefit from the Levee Capital and O&M Services and are included in the apportionment of special benefit. The benefit for all federally owned properties is calculated as 458,523 equivalent Levee Benefit Units. However, federal law prohibits local agencies from collecting assessments due from the federal government. The lost revenue cannot be reapportioned to assessed property owners. Therefore, the benefits of Levee Capital and O&M Services provided by protecting these federally owned properties against flood damages are treated similar to general benefits, and the lost assessment revenue must be funded by other revenue sources.

Table 12
Levee Capital and Maintenance Assessment (LCMA)
Protected Throughfares

Throughfare	Reach Description	Reach Length (ft)	Width (ft)	Total SQFT
		A	B	C = A X B
HWY 99	Diverting Canal to Carpenter Road	22,800	120	2,736,000
HWY 4	SJR River to I-5	9,000	50	450,000
HWY 4	Main Street to HWY 99	8,200	120	984,000
Charter Way	I-5 to HWY 99	18,100	40	724,000
Total				4,894,000

Source: GIS Imagery

Table 13
Levee Capital and Maintenance Assessment (LCMA)
Thoroughfare General Benefit Calculation

Thoroughfare SQFT	Repair Rate per SQFT	Total General Benefit from Thoroughfares
A	B	C = A X B
Reference Table 11	[1]	
4,894,000	\$5.00	24,470,000

[1] Based on input from San Joaquin County Public Works

Evaluation of Funding Sources for General Benefit

Together, the federal properties and thoroughfares amount to 24,928,523 units in general benefit. The total revenue required to fund the total general benefit is \$40,834, using the special benefit assessment calculation found in the next section.

- Protecting thoroughfares: \$40,074
- Special benefit to federally owned property: \$750

Because other funding sources are provided for Levee Capital and O&M Services including from USACE and DWR, as well as San Joaquin County property tax apportionment revenues, this funding can be applied to the general benefits provided by the Services. In short, these funding sources are sufficient to fund the general benefit occurring within the area.

Proposed Special Benefit Assessment Calculation

To determine the proposed assessment for an individual parcel, the amount of Levee Benefit Units (LBU) for the parcel is calculated and multiplied by the assessment rate per LBU. The proposed assessment rate per LBU is equal to the required annual budget divided by the total quantity of LBU's as shown on **Table 14**. All factors required to calculate each Parcel's LBU have been described above and can found in the provided tables and appendices. The proposed assessment rate per LBU is **\$0.001415 / LBU**.

Example Parcel Assessment

Using the proposed parcel assessment equation and supporting LBU equations as well as parcel attributes including parcel size, average structure size, relative land damage rate per acre, structure damage rate per square foot, and finally the proposed assessment rate, an individual parcel's assessment can be calculated.

Assessments are rounded down to the closest multiple of \$0.02 as required by the San Joaquin County Assessor's office for submission of the special assessment roll for collection on County Property Tax Bills.

The following list of steps are taken to calculate a parcel's assessment:

Step 1 – Determine the Parcel Size, Land Use, Breach Name, Representative Levee Length.

Step 2 – Using **Table 7**, determine the Average Structure Size.

Step 3 – Using **Table 8**, determine the Relative Land Damage Rate per Acre.

Step 4 – Using **Table 9**, determine the Structure Damage Rate per Square Foot.

Step 5 – Using **Table 10**, determine the Contents Damage Rate per Square Foot.

Step 6 – Calculate the Parcel **OBU** using **Equation 1**.

Step 7 – Calculate the Parcel **CBU** using **Equation 2**.

Step 8 – Determine if the parcel is within the previous SCAAD boundaries and add SCAAD Factor.

Step 9 – Calculate the Parcel **LBU** using **Equation 3**

Table 14
Levee Capital and Maintenance Assessment (LCMA)
Initial Proposed Assessment Rate Calculation - FY 2023/24

FY 2023/24 Budget	Total Benefit Units	Proposed FY 2023/24 Assessment Rate
A	B	C = A / B
Reference Table 4	Reference Tables 11 & 13	
	[1]	
\$7,684,000	5,431,715,195	\$0.001415

[1] Includes benefit from thoroughfares and federal properties.

Step 10 – Calculate the parcel assessment using **Equation 3**.

Step 11 – Round down to the closest multiple of \$0.02. Raise up to \$ 2.00 if it is less than the minimum⁸

A detailed example parcel assessment calculation is included at the end of this report on **Table 16** (Page 55).

Summary of Assessments

A detailed listing by Assessor's parcel number of the assessments is included in **Appendix F**. The proposed assessments are summarized by Land Use Category in **Table 15**.

Special Considerations

Public Parcels

Consistent with the requirements of Proposition 218, all publicly owned parcels are assessed proportionately based upon the special benefits they receive from services provided by the proposed assessment. That is, public parcels are treated the same as privately owned parcels for assessment calculation purposes. To calculate assessments for these parcels, a land use category was assigned to each public parcel based on its current use.

As noted previously, the benefits received by Federally owned parcels are treated the same a general benefits. Because the assessments will not be collected from Federally owned parcels, the lost revenues from must be funded from an alternate sources similar to other general benefits.

Multiple Use Parcels

A property that is determined to have multiple uses but is classified under a single use code by the San Joaquin County Assessor that is not consistent with the multiple uses may be eligible to have its assessment calculated as if it were two or more parcels ("sub-parcels") with varying structure and land uses types for the purpose of apportioning benefit. The assessments of the sub-parcels would then be combined to represent a single assessment for the purpose of assessment balloting, direct billing and/or submission of the roll to the San Joaquin County Auditor for collection on the secured property tax roll.

Minimum Assessment Amount

The Agency has determined that the collection of very small annual assessments can result in a net loss to the Agency due to the costs of processing. It light of the legal obligation to ensure that property owners pay assessments in proportion to the special benefit they receive, the Agency has determined that waiving those very small assessments is not legally permissible. The Agency has therefore set a minimum assessment at \$2.00. The minimum annual assessment will be \$2.00 per parcel to reflect the cost to administer the Assessment Roll. All annual assessments calculated to be less than \$2.00 will be raised to the \$2.00 minimum. If the additional revenue collected by the SJAFCA due to the minimum assessment exceeds the cost to administer the Assessment Roll, the funds will be added to the reserve fund for the LCMA's Services.

⁸ Reference Minimum Assessment Amount discussion below.

Table 15
Levee Capital and Maintenance Assessment (LCMA)
Summary of Proposed FY 2023/24 Assessments by Land Use Category

Land Use Category	Parcel Count	Average Assessment	Proposed FY 2023/24 Assessment [1]	Share of Total Assessment
Agricultural	767	\$14	\$10,618	0.1%
Blended	40	\$4,455	\$178,193	2.3%
Commercial	3,378	\$247	\$835,681	10.9%
Industrial	944	\$517	\$488,452	6.4%
Mobile Home	143	\$38	\$5,479	0.1%
Multi-Family Residential	5,904	\$147	\$870,219	11.3%
Open Space	2,575	\$3	\$7,673	0.1%
Open Space - Developed	3,432	\$5	\$16,516	0.2%
Rural Residential	1,071	\$8	\$8,255	0.1%
School	166	\$786	\$130,484	1.7%
Single-Family Residential	75,741	\$68	\$5,132,808	66.8%
Total	94,161	\$82	\$7,684,376	100.0%

[1] Includes \$2 minimum assessment.

Application of the Assessment Boundary to Parcels

The Assessment Boundary described above represents a boundary driven by the hydraulics associated with flooding. The hydraulic floodplain does not align with the parcel boundaries as they are configured, assessed, and taxed by the County. The Assessment Engineer has determined that those parcels with 95% of their land area located within the Assessment Boundary will be subject to the Assessment. While the hydraulics are not expected to change significantly over time, parcel boundaries can and do change regularly. As a result, the area subject to the collection of the assessment will not align with the boundary of the assessment. The application of the Assessment Boundary to the then current set of parcels will take place annually as part of the assessment administration process.

Updating the Annual Assessment Roll

Recalculating individual property assessments will accommodate changes within LCMA over time. These changes can result from the development activity such as recordation of subdivision maps, zoning changes, conditional use permits, and lot splits or mergers. Placement of a structure on an undeveloped parcel or other changes to improvements on a parcel may trigger a recalculation of the assessment if there is a change in the land use category.

It is recognized that when compiling data for the tens of thousands of parcels within the assessment boundary, the data⁹ used to derive individual parcel characteristics may not be accurate and may not precisely fit the intent of the Assessment Engineer thus leading to errors and/or circumstances that result in inaccurate assessment calculations on annual basis. Where such circumstances are discovered, either by the persons administering the assessment district or by the owners of the properties affected, SJAFCA staff shall review such circumstances and determine if corrections or adjustments are appropriate. Any such corrections or adjustments are to be consistent with the concept, intent, and parameters of the methodology for the assessment as set forth within this Engineer's Report without formal approval by the SJAFCA Executive Director. Unless such proposed changes are appealed to the SJAFCA Executive Director and determined not to be acceptable, they will be incorporated into the Assessment Roll.

⁹ The Assessment Engineer has utilized data compiled from the San Joaquin County Assessor to determine the individual property characteristics used as the basis for assessing and apportioning special benefit. While the data from the San Joaquin County Assessor is assumed to be accurate, its primary purpose is for use by the San Joaquin County Assessor and is subject to the Assessor's standards for accuracy and update. As a result, the information may be inaccurate and not reflect the actual property characteristics of every parcel.

6. ASSESSMENT ADMINISTRATION

Schedule for Collection

If property owners approve the proposed assessment, SJAFCA intends to commence collection of the assessments in FY 2023/24. The assessment would be collected annually on the secured property tax rolls of San Joaquin County as described further below under "Duration of the Assessment" (Page 52).

The annual administrative expenses of LCMA would also be funded through the annual levy of assessments. Ongoing administrative expenses would include the annual calculation and preparation of the assessment roll, the actual costs of collecting the annual assessments and the costs of responding to inquiries including the review and processing of any appeals.

Assessment Revenue Distribution

Assessment revenues are collected for O&M Services and Capital Services. Since SJAFCA is not a maintaining organization, SJAFCA will transfer revenues to local maintaining agencies or fund others (i.e. contract for services) for levee O&M Services.

SJAFCA will transfer funding for the O&M of the SJCFWCD levees to SJCFWCD, except for the cost incurred by SJAFCA for the administration of the assessment. SJAFCA and SJCFWCD will arrange an agreement for funding transfers if the Proposed Assessment is approved.

SJAFCA will transfer funding for the additional O&M services associated with the LSJRP to the appropriate maintaining agency or contract with others for these services. Transfer of funds for additional O&M associated with the LSJRP will occur as particular capital improvement features are finished and turned over by USACE to the NFS for long-term maintenance. If the Proposed Assessment is approved, SJAFCA will setup agreements with applicable maintainers that detail out the responsibilities and funding transfer amounts.

Appeals of Assessments Levied to Property

Any property owner who believes his or her property should be reclassified and the assessment adjusted may file a written appeal with the SJAFCA Executive Director. Any such appeal is limited to correction of an assessment during the then-current fiscal year and future years.

All appeals must include a statement of reasons why the property should be reclassified and may include supporting evidence. On the filing of any such appeal, the Executive Director will direct staff to promptly review the appeal and any information provided by the property owner and may investigate and assemble additional evidence necessary to evaluate the appeal. If the Executive Director finds that the assessment should be modified, the appropriate changes will be made to the assessment roll for the following fiscal year. Any such changes approved after the assessment roll has been filed with the County for collection, will not result in a refund of the current or any prior year's assessments paid before the appeal was filed unless so directed by the Executive Director.

Impact of Appeals

The majority of the data being used to generate the assessment rates for specific parcels comes from the San Joaquin County Assessor. Because the main purpose of the Assessor in compiling this data is not to support this and other Special Benefit Assessment efforts but rather to determine Assessed Value for the purpose of administering the County's Secured Tax Roll, the Assessment Engineer has worked to refine the Assessor's data so it properly reflects the conditions present in the physical benefit area. However, throughout the formation period (and indeed even after the formation of the assessment), data errors and discrepancies with the San Joaquin County Assessor data may surface and require modification of the assessment calculation for various parcels. Changes in the data without a corresponding change in the Assessment Rate established by this report will, by definition, change the total amount of assessments levied and collected in any one year. For example, if the data assumes the existence of a house that has since been destroyed and not been reconstructed, once the database is corrected the rates will generate a smaller total assessment. On the other hand, if the data assumes an empty lot where a house has since been constructed, once the database is corrected the rates will generate a larger total assessment. Due to the database being constantly refined (either through internal review or an external appeal process), it is infeasible to fine-tune the rates between the Preliminary Engineer's Report and the Final Engineer's Report. In addition, because changes to the database will either increase or decrease the total amount assessed, it is presumed that these amounts will roughly offset each other. Therefore, although minor changes to the database will continue to be made during the formation period, the rates proposed in this Report are not being fine-tuned, even though that will result in a total assessment which may be slightly less than or slightly more than the amount determined for the development of this report.

Duration of the Assessment

If approved by property owners in an assessment ballot proceeding conducted pursuant to Article XIII D Section 4 of the State Constitution and Government Code § 53750, *et. seq.*, and subsequently approved by the SJAFCA Board of Directors, the assessment can be levied annually commencing FY 2023/24. The Executive Director will establish the assessment rate each year and while the assessment is only effective for that year, the assessment may be continued each year without another ballot proceeding with approval of the SJAFCA Board of Directors. The annual budget for Levee Capital Services will be collected by SJAFCA for 30 years following a final bond issuance which is expected in 2038. The budget for Levee O&M services will be collected each year that Levee O&M Services are provided, which is expected to be in perpetuity. On-going annual assessments cannot be increased without property owner approval, except for the annual escalation as described below.

Annual Escalation of the Assessments

To ensure that SJAFCA can provide the needed services over time, it is important to allow for an increase of the assessment over time to address the rising costs of labor, supplies, and materials. The Assessment Engineer has determined that an appropriate escalation factor is a factor that is reflective of rising labor costs and goods over time. Therefore, beginning in FY 2024/25, the maximum authorized assessment may be increased subject to an annual inflationary escalator pursuant to Government Code § 53739 (b), based on the annual change in the Consumer Price Index February to February CPI-W for San Francisco-Oakland-Hayward all Items, with Base Period 1982-84 = 100, published by the U.S. Department of Labor, Bureau of Labor

Statistics, subject to a minimum of zero percent and a maximum of 4% in any given year. The adjustment to the maximum authorized assessment would be applied to the prior year's annual assessment rate.

7. CONCLUSIONS

It is concluded that the proposed assessments do not exceed the reasonable cost of the proportional special benefit conferred on each property assessed.

Scott L. Brown, P.E.

Table 16
Assessment Parcel Equations and Example Calculations

Equation 1: Levee O&M Benefit Units

$$\begin{aligned}
 & \textit{Total OBU} = \textit{OBU per breach for all breaches that affect the parcel} \\
 & \textit{OBU per breach} = \textit{Representative Levee Length [1]} \times \{(\textit{Parcel Size [2]} \times \\
 & \textit{Relative Land Damage Per Acre [3]}) + (\textit{Average Structure Sq. Ft. per acre [4]} \times \textit{Parcel Size [2]} \times \\
 & \textit{Structure Replacement Value [5]} \times (\textit{Structure Depth Damage [5]} + \textit{Structure to Contents Ratio [6]} \times \\
 & \textit{Contents Depth Damage [6]})\}
 \end{aligned}$$

- [1] Table 5; Parcels within the LCMA O&M Boundary without flood depths utilized a levee length of 1,000 and only receive land damage benefit.
- [2] Assessor's Data
- [3] Table 8
- [4] Table 7
- [5] Table 9
- [6] Table 10

Equation 2: Capital Benefit Units

$$\begin{aligned}
 \textit{CBU} = & \{(\textit{Parcel Size [2]} \times \textit{Relative Land Damage Per Acre [3]}) + \\
 & (\textit{Average Structure Size per acre [4]} \times \textit{Parcel Size [2]} \times \textit{Structure Replacement Value [5]} \times \\
 & (\textit{Structure Depth Damage [5]} + \textit{Structure to Contents Ratio [6]} \times \textit{Contents Depth Damage [6]}))\} \\
 & \times \textit{SCAAD Factor [7]}
 \end{aligned}$$

- [2] Assessor's Data
- [3] Table 8
- [4] Table 7
- [5] Table 9
- [6] Table 10
- [7] Based on parcel location; see Figure 6.

Equation 3: Proposed Parcel Assessment

$$\textit{Parcel LBU} = \frac{\textit{OBU}}{30} + \textit{CBU}$$

$$\textit{Calculated Parcel Assessment} = \textit{Parcel LBU} \times \textit{Assessment Rate per LBU [8]}$$

- [8] Table 14; **Assessment Rate per LBU** = \$0.001415

Example Assessment Calculations

The following examples illustrate the application of the assessment equation to determine the annual assessment for several hypothetical properties.

Example 1

Consider a 0.16-acre single-family residential property the following property characteristics.

O&M Breach	Depth (ft)
Csr L3	8
Csr R1	1

Capital	Depth (ft)
100-Year	6

OBU Calculation

Land Use Category – Single-Family

From **Table 5**, Representative Levee Length: Csr L3- 2.6353 miles and Csr R1- 2.4215 miles

From **Table 7**, Average Structure Sq. Ft. – 9,000 sq ft per acre

From **Table 8**, the Relative Damage per Acre - \$5,000 per acre

From **Table 9** and **Table 10**, the Structure Replacement Value - \$111.67 per square foot; Structure Depth Damage 58.00% for 8 ft and 19.25% for 1 ft; Structure to Contents Ratio of 50.00%; Contents Depth Damage of 32.05% for 8ft and 11.00% for 1 ft

$$\begin{aligned}
 \text{OBU (Csr L3)} &= 2.6353 \text{ miles} \times \{(0.16 \text{ acres} \times \$5,000 \text{ per acre}) \\
 &\quad + (9,000 \text{ sq ft per acre} \times 0.16 \text{ acres} \times \$111.67 \times (58.00\% + 50\% \times 32.05\%))\} \\
 &= 315,817
 \end{aligned}$$

$$\begin{aligned}
 \text{OBU (Csr R1)} &= 2.4215 \text{ miles} \times \{(0.16 \text{ acres} \times \$5,000 \text{ per acre}) \\
 &\quad + 9,000 \text{ sq ft per acre} \times 0.16 \text{ acres} \times \$111.67 \times (19.25\% + 50\% \times 11.00\%)\} \\
 &= 98,309
 \end{aligned}$$

$$\text{Total OBU} = 315,817 + 98,309 = 414,126$$

CBU Calculation

From **Table 7**, Average Structure Size – 9,000 sq ft per acre

From **Table 8**, the Relative Damage per Acre - \$5,000 per acre

From **Table 9** and **Table 10**, the Structure Replacement Value - \$111.67 per square foot; Structure Depth Damage for 6 ft (5ft with finished floor) – 44.70%; Structure to Contents Ratio of 50.00%; Contents Depth Damage of 25.05% for 6 ft (5ft with finished floor)

SCAAD Factor of 1

$$\begin{aligned}
 CBU &= \{(0.16 \text{ acres} \times \$5,000 \text{ per acre}) \\
 &\quad + (9,000 \text{ sq ft per acre} \times 0.16 \text{ acres} \times \$111.67 \times (44.7\% \\
 &\quad + 50\% \times 25.05\%)\} \times 1 = 92,820
 \end{aligned}$$

$$\text{Total LBU} = 414,126/30 + 92,820 = 106,624$$

Assessment Calculation

$$\text{Calculated Parcel Assessment} = (106,624 \times 0.001415) = 150.84$$

$$\text{[Proposed Assessment]} = \mathbf{\$150.84}$$

Example 2

Assume a 1.5-acre commercial property the following property characteristics:

O&M Breach	Depth (ft)
Brc L2	3
Brc L3	4

Capital	Depth (ft)
100-Year	6

OBU Calculation

Land Use Category - Commercial

From Table 14, Representative Levee Length: Brc L2 – 2.7578 miles and Brc L3 – 0.9300 miles

From **Table 7**, Average Structure Size - 8,800 sqft per acre

From **Table 8**, the Relative Damage per Acre - \$7,000 per acre

From **Table 9** and **Table 10**, the Structure Replacement Value - \$85.56 per square foot; Structure Depth Damage 31.20% for 3 ft and 32.40% for 4 ft; Structure to Contents Ratio of 51.00%; Contents Depth Damage of 82.20% for 3ft and 83.40% for 4 ft

$$\begin{aligned}
 OBU \text{ (Brc L2)} &= 2.7578 \text{ miles} \times \{(1.50 \text{ acres} \times \$7,000 \text{ per acre}) \\
 &\quad + (8,800 \text{ sqft per acre} \times 1.5 \text{ acres} \times \$85.56 \times (31.20\% + 51\% \times 82.20\%))\} \\
 &= 2,589,156
 \end{aligned}$$

$$\begin{aligned}
 OBU \text{ (Brc L3)} &= 0.9300 \text{ miles} \times \{(1.50 \text{ acres} \times \$7,000 \text{ per acre}) \\
 &\quad + (8,800 \text{ sqft per acre} \times 1.50 \text{ acres} \times \$85.56 \times (32.40\% + 51\% \times 83.40\%))\} \\
 &= 885,672
 \end{aligned}$$

$$\text{Total OBU} = 2,589,156 + 885,672 = 3,474,828$$

CBU Calculation

From **Table 7**, Average Structure Size - 8,800 sqft per acre

From **Table 8**, the Relative Damage per Acre - \$7,000 per acre

From **Table 9** and **Table 10**, the Structure Replacement Value - \$85.56 per square foot; Structure Depth Damage for 6 ft (5ft with finished floor) – 32.40%; Structure to Contents Ratio of 51.00%; Contents Depth Damage of 83.40% for 6 ft (5ft with finished floor)

SCAAD Factor of 1

$$\begin{aligned} \mathbf{CBU} = & \{(1.5 \text{ acres} \times \$7,000 \text{ per acre}) \\ & + (8,800 \text{ sqft per acre} \times 1.50 \text{ acres} \times \$85.56 \times (32.40\% \\ & + 51\% \times 83.40\%))\} \times 1 = 952,413 \end{aligned}$$

$$\mathbf{Total LBU} = 3,474,828/30 + 952,413 = 1,068,241$$

Assessment Calculation

$$\mathbf{Calculated Proposed Assessment} = (1,068,241 \times 0.001415) = 1,511.19$$

$$\mathbf{[Proposed Assessment]} = \mathbf{\$1,511.19}$$

San Joaquin Area Flood Control Agency

Levee Construction and Maintenance Assessment (LCMA)

Appendix A

*KSN, Technical Memorandum,
LCMA, Incremental O&M Costs LSJRP,
February 23, 2023*



San Joaquin Area Flood Control Agency

Date: March 16, 2023

TECHNICAL MEMORANDUM

March 7, 2023
Revision 1

Project: Levee Construction and Maintenance Assessment District
Subject: Incremental Operations and Maintenance Costs
Lower San Joaquin River Project
Prepared by: Erik E. Almaas, PE
Reviewed by: Christopher H. Neudeck, PE



1. Introduction

The San Joaquin County Flood Control and Water Conservation District (SJCFWCD) and the San Joaquin Flood Control Agency (SJAFCA) are currently planning the Levee Construction and Maintenance Assessment (LCMA) District. The proposed assessment would provide funding for the following:

- Current budget deficiencies for operations and maintenance (O&M) of the existing Federal levee and channel facilities under the jurisdiction of SJCFWCD within Zone 9.
- Local cost share for the capital costs for the Lower San Joaquin River Project (LSJRP).
- Incremental O&M costs resulting from the implementation of the LSJRP.

The evaluation of funding requirements for the first two components listed above is currently underway by Larsen Wurzel & Associates, Inc. (LWA). Kjeldsen, Sinnock & Neudeck, Inc. (KSN) has been requested to evaluate the third component listed above. This technical memorandum summarizes this evaluation and provides a summary of the results of the incremental O&M costs resulting from the implementation of the LSJRP.

2. Data Sources

The existing data sources that were utilized in this evaluation are as follows:

- U.S. Army Corps of Engineers (USACE). *San Joaquin River Basin, Lower San Joaquin River, CA, Final Integrated Interim Feasibility Report*. January 2018. (USACE Report)
- State of California, Department of Water Resources (DWR). *Flood System Long-Term Operations, Maintenance, Repair, Rehabilitation, and Replacement Cost Evaluation, Central Valley Flood Protection Plan, 2017 Update*. January 2017. (DWR Report)

3. Project Understanding and Assumptions

For the purposes of estimating incremental O&M costs associated with the LSJRP, the Recommended Plan (i.e., Alternative 7A) within the USACE Report was used as a basis for evaluation. The LSJRP consists of 20.4 miles of existing levees to be rehabilitated and 2.0 miles of new levees. A map of the proposed remediation measures and levee reach names used in this evaluation are shown below in Figure 1.



Figure 1 - Proposed Remediation Measures



The proposed new flood control measures within the LSJRP include the following:

- New levee
- New closure structure

The proposed remediation measures for the existing levees within the LSJRP include the following:

- Seepage cutoff wall
- Levee reshaping
- Seismic fix
- Levee raising
- Erosion protection

Long-term levee subsidence mitigation was also considered in evaluating the O&M costs. For the purposes of this Technical Memorandum, the evaluation of O&M costs attributed to the new closure structures at Smith Canal and Fourteenmile Slough was **not** performed. A breakdown of the proposed remediation measures on a levee reach-by-reach basis is summarized below in Table 1. A more detailed breakdown is included in Exhibit 1.

Table 1 - Summary of Proposed Remediation Measures

Levee Reach	Proposed Remediation Measure ⁽¹⁾							Levee Length (miles)
	New Levee	Seepage Cutoff Wall	Levee Reshaping	Seismic Fix	Levee Raising	Erosion Protection	Subsidence Mitigation	
Mosher Slough (left bank)								1.96
MC_10_L		x			x		x	1.22
MC_20_L		x			x		x	0.74
Shima Tract (right bank)								1.25
ST_10_R		x				x	x	0.47
ST_20_R		x				x	x	0.78
Fivemile Slough (right bank)								0.31
FS_10_R		x				x	x	0.31
Fourteenmile Slough (left bank)								1.89
FM_60_L		x			x	x	x	0.31
FM_40_L		x			x	x	x	0.27
FM_30_L	x	x				x	x	1.31
Tenmile Slough (left bank)								2.08
TS_30_L		x	x			x	x	1.14
TS_20_L			x	x		x	x	0.27
TS_10_L			x	x			x	0.68
Calaveras River (right bank)								4.29
CR_10_R		x					x	0.42
CR_20_R		x					x	0.26
CR_30_R		x					x	0.71
CR_40_R		x					x	0.54
CR_50_R		x					x	1.22
CR_60_R		x					x	0.25
CR_70_R		x					x	0.30
CR_80_R		x					x	0.59



Levee Reach	Proposed Remediation Measure ⁽¹⁾							Levee Length (miles)
	New Levee	Seepage Cutoff Wall	Levee Reshaping	Seismic Fix	Levee Raising	Erosion Protection	Subsidence Mitigation	
Calaveras River (left bank)								4.09
CR_10_L		x					x	0.33
CR_20_L		x					x	0.90
CR_30_L		x					x	0.49
CR_40_L		x	x				x	1.20
CR_50_L		x					x	0.32
CR_60_L		x					x	0.27
CR_70_L		x					x	0.58
San Joaquin River (right bank)								3.90
SJR_10_R		x			x		x	0.53
SJR_20_R		x			x		x	0.42
SJR_30_R		x	x				x	0.65
SJR_40_R		x					x	0.79
SJR_50_R		x					x	0.33
SJR_60_R		x					x	0.43
SJR_70_R		x					x	0.75
French Camp Slough (right bank)								1.84
FCS_10_R		x					x	1.84
Duck Creek (right bank)								0.84
DC_10_R		x					x	0.15
DC_20_R	x	x					x	0.43
DC_30_R	x	x					x	0.27
Totals:	2.01	21.51	3.94	0.94	3.48	4.86	22.45	22.45

Notes:

(1) The evaluation of O&M costs attributed to the new closure structures at Smith Canal and Fourteenmile Slough is **not** included in this summary.

It should be noted that the project understanding and basis of evaluation as described above are based on the LSJRP as is currently authorized by USACE. However, as the planning and engineering processes advance, further refinement of the LSJRP elements and final design configurations may differ from what is shown in the Recommended Plan within the USACE Report. For the purpose of estimating incremental O&M costs, it has been assumed that future design refinements would likely result in reduced O&M as compared to the authorized LSJRP. Therefore, the basis of estimating incremental O&M costs described in this technical memorandum has been determined to be an appropriate, conservative approach.

A list of the major assumptions utilized in this evaluation are summarized below in Table 2.

Table 2 - Major Assumptions

Proposed Measure	Reference	Assumption
New levee	DWR Report (Table 5.1)	<ul style="list-style-type: none"> For an urban levee on the Lower San Joaquin River / Delta South, the operations and maintenance costs are \$50,000 per levee mile, and the repair, replace, and rehabilitate costs are \$18,000 per levee mile in 2017\$.
Seepage cutoff wall	USACE Report (Section 8.1.3)	<ul style="list-style-type: none"> <i>“Cutoff wall(s) will not change long-term maintenance or replacement costs.”</i>
Levee reshaping	USACE Report (Section 8.1.3)	<ul style="list-style-type: none"> <i>“Right-of-way will be increased; so maintenance costs will increase to cover a larger vegetation management footprint.”</i> Modifying the existing levee geometry, such as widening the levee crown and flattening the levee slopes to increase stability, will increase the vegetation management footprint.
Seismic fix	USACE Report (Section 8.1.3)	<ul style="list-style-type: none"> <i>“Right-of-way will be increased; so maintenance costs will increase to cover a larger vegetation management footprint.”</i> Degrading a portion of the existing levee, constructing a grid of deep soil mixing columns, and constructing a stability berm at the landside levee toe will increase the vegetation management footprint.
Levee raising	USACE Report (Section 8.1.3)	<ul style="list-style-type: none"> <i>“Right-of-way will be increased; so maintenance costs will increase to cover a larger vegetation management footprint.”</i> Extending the landside levee toe landward to support raising the levee crown will increase the vegetation management footprint.
Erosion protection	n/a	<ul style="list-style-type: none"> Furnish and place 25 tons of supplemental RSP per levee mile per year.
Subsidence mitigation	n/a	<ul style="list-style-type: none"> Furnish and place engineered levee fill and aggregate base on the levee crown periodically to maintain the minimum top of levee elevation over time.

Where necessary, costs have been escalated to 2023 dollars based on the Construction Cost Index (CCI) published monthly by Engineering News-Record (ENR). The CCI is an indicator of general construction costs and includes labor and materials components. ENR uses the CCI to measure how much it costs to purchase a hypothetical package of goods and services and compare it to what it was in a prior year.

A breakdown of the present-day unit costs used in this evaluation is included in Exhibit 2.

4. Approach

The approach for each of the proposed measures is described below in further detail.

4.1 New Levees

Pursuant to Table 5.1 of the DWR Report for an urban levee on the Lower San Joaquin River / Delta South, the operations and maintenance costs are \$50,000 per levee mile, and the repair, replace, and rehabilitate costs are \$18,000 per levee mile. The combined amount of \$68,000 was escalated to 2023 dollars based on ENR CCIs. The CCIs that were used in this assessment are summarized below in Table 3.



Table 3 - ENR CCIs and Escalation Factor for New Levee O&M Costs

Comparison Data		Current Data		Escalation Factor
Date	ENR CCI	Date	ENR CCI	
January 2017	10,531.68	January 2023	13,175.03	1.2510

Therefore, the O&M cost attributed to a new levee in 2023 dollars was determined to be \$85,067 per levee mile per year.

4.2 Seepage Cutoff Wall

Pursuant to Section 8.1.3 of the USACE Report, “Cutoff wall(s) will not change long-term maintenance or replacement costs.” Therefore, the incremental O&M cost attributed to seepage cutoff walls was determined to be zero.

4.3 Levee Reshaping, Seismic Fix, and Levee Raising

Levee reshaping, seismic fix, and levee raising remediation measures all include an element of widening the levee footprint in order to improve levee stability and/or the minimum top of levee. Pursuant to Section 8.1.3 of the USACE Report, “Right-of-way will be increased; so maintenance costs will increase to cover a larger vegetation management footprint.” As a result, all three proposed remediation measures incorporate an increase in the levee vegetation management footprint. Therefore, the following approach was developed to evaluate the incremental O&M costs associated with the increase to vegetation management for levee reshaping, seismic fix, and levee raising remediation measures:

- Establish a baseline annual cost attributed to only vegetation management.
- Calculate a project footprint modifier that represents the percent increase in project footprint associated with the increased vegetation management.
- Calculate the incremental O&M costs associated with the increased vegetation management.

In order to establish a baseline annual cost attributed to only vegetation management, ten years of claims from the DWR Delta Levees Subventions Maintenance Program for the 28 reclamation districts in which KSN is the District Engineer were analyzed. The annual costs for “Levee Vegetation Control and Management” from Fiscal Year 2011-12 to Fiscal Year 2020-21 for each reclamation district was tallied and adjusted to 2023 dollars using ENR CCI values as per Table 4 below.

Table 4 - ENR CCIs and Escalation Factors for Baseline Vegetation O&M Costs

Comparison Values		Current Values		Escalation Factor
Date	ENR CCI	Date	ENR CCI	
June 2011	9,290.00	January 2023	13,175.03	1.4182
June 2012	9,542.33	January 2023	13,175.03	1.3807
June 2013	9,800.38	January 2023	13,175.03	1.3443
June 2014	10,036.38	January 2023	13,175.03	1.3127
June 2015	10,337.05	January 2023	13,175.03	1.2745
June 2016	10,702.81	January 2023	13,175.03	1.2310
June 2017	11,068.35	January 2023	13,175.03	1.1903
June 2018	11,268.48	January 2023	13,175.03	1.1692
June 2019	11,436.23	January 2023	13,175.03	1.1520
June 2020	12,112.05	January 2023	13,175.03	1.0878

An average annual baseline cost attributed to only vegetation management was calculated to be \$3,635 per levee mile. A breakdown of the annual costs per reclamation district for said ten-year period is included in Exhibit 3.

Assumptions were made regarding the increased levee footprint width associated with levee reshaping, seismic fix, and levee raise measures. Levee widths for both pre- and post-project conditions and project footprint modifiers are summarized below in Table 5, and the basis of footprint calculations is described in Exhibit 4.

Table 5 - Increase in Project Footprint Associated with Increased Vegetation Management

Remediation Measure	Pre-Project Width (feet)	Post-Project Width (feet)	Project Footprint Modifier
Levee reshaping	108	164	+51.9%
Seismic fix	148	221	+49.3%
Levee raising	130	154	+18.5%

The incremental O&M costs associated with increased vegetation management were calculated by multiplying the baseline vegetation management costs (i.e., \$3,655 per levee mile per year) and the project footprint multipliers shown in Table 5. Therefore, the incremental O&M costs attributed to levee reshaping, seismic fix, and levee raising in 2023 dollars were calculated and are summarized below in Table 6.

Table 6 - Incremental O&M Costs Associated with Levee Reshaping, Seismic Fix, and Levee Raising Measures

Remediation Measure	Incremental O&M Cost (per levee mile per year)
Levee reshaping	\$1,885
Seismic fix	\$1,793
Levee raising	\$671

4.4 Erosion Protection

Erosion protection measures were assumed to include the placement of Rock Slope Protection (RSP) consisting of 18-inch minus quarry stone riprap on the levee slope. The incremental O&M costs associated with erosion protection were calculated based on furnishing and placing a standard truck load (i.e., 25 tons) of supplemental RSP per levee mile per year. Based on a unit cost of \$159 per ton of RSP, the incremental O&M cost attributed to erosion protection in 2023 dollars was determined to be \$3,985 per levee mile per year.

4.5 Subsidence Mitigation

Pursuant to Section 8.1.3 of the USACE Report, “Localized ground subsidence may require periodic placement of levee fill to maintain the levee crest elevation.” The approach for evaluating the incremental O&M costs associated with subsidence mitigation was developed assuming that new engineered levee fill and aggregate base will need to be furnished and placed on the levee crown periodically to maintain the minimum top of levee elevation over time. The assumptions used in the calculations of new materials are summarized below in Table 7.



Table 7 - New Materials Associated with Subsidence Mitigation

Material	Width (feet)	Thickness (inches)	Quantity (cubic yards per mile)	Frequency (years)	Quantity (tons per mile per year)
Engineered levee fill	20	6	1,956	50	70.4
Aggregate base	20	4	1,304	50	52.1

Based on a unit cost of \$75 per ton of engineered levee fill and a unit cost of \$90 per ton of aggregate base, the incremental O&M cost attributed to subsidence mitigation in 2023 dollars was determined to be \$9,974 per levee mile per year.

5. Results

The incremental O&M unit costs associated with each of the proposed measures is summarized below in Table 8.

Table 8 - Summary of Incremental O&M Unit Costs

Remediation Measure	Incremental O&M Cost (per levee mile per year)
New levee	\$85,067
Seepage cutoff wall	\$0
Levee reshaping	\$1,885
Seismic fix	\$1,793
Levee raising	\$671
Erosion protection	\$3,985
Subsidence mitigation	\$9,974

The overall incremental O&M annual cost was then calculated by multiplying the incremental O&M unit costs for each proposed measure by the levee miles for each levee reach. A breakdown of the overall incremental O&M annual cost on a levee reach-by-reach basis is summarized below in Table 9. A more detailed breakdown is included in Exhibit 5.

Table 9 - Summary of Overall Incremental O&M Annual Costs

Levee Reach	Levee Length (miles)	Incremental O&M Annual Cost
Mosher Slough (left bank)		\$20,840
MC_10_L	1.22	\$12,979
MC_20_L	0.74	\$7,861
Shima Tract (right bank)		\$17,475
ST_10_R	0.47	\$6,577
ST_20_R	0.78	\$10,897
Fivemile Slough (right bank)		\$4,291
FS_10_R	0.31	\$4,291
Fourteenmile Slough (left bank)		\$138,403
FM_60_L	0.31	\$4,527
FM_40_L	0.27	\$3,979
FM_30_L	1.31	\$129,896



Levee Reach	Levee Length (miles)	Incremental O&M Annual Cost
Tenmile Slough (left bank)		\$31,973
TS_30_L	1.14	\$18,016
TS_20_L	0.27	\$4,737
TS_10_L	0.68	\$9,220
Calaveras River (right bank)		\$42,783
CR_10_R	0.42	\$4,175
CR_20_R	0.26	\$2,618
CR_30_R	0.71	\$7,038
CR_40_R	0.54	\$5,434
CR_50_R	1.22	\$12,135
CR_60_R	0.25	\$2,539
CR_70_R	0.30	\$3,000
CR_80_R	0.59	\$5,844
Calaveras River (left bank)		\$43,072
CR_10_L	0.33	\$3,279
CR_20_L	0.90	\$8,993
CR_30_L	0.49	\$4,870
CR_40_L	1.20	\$14,289
CR_50_L	0.32	\$3,149
CR_60_L	0.27	\$2,731
CR_70_L	0.58	\$5,761
San Joaquin River (right bank)		\$40,717
SJR_10_R	0.53	\$5,595
SJR_20_R	0.42	\$4,460
SJR_30_R	0.65	\$7,699
SJR_40_R	0.79	\$7,884
SJR_50_R	0.33	\$3,332
SJR_60_R	0.43	\$4,301
SJR_70_R	0.75	\$7,446
French Camp Slough (right bank)		\$18,317
FCS_10_R	1.84	\$18,317
Duck Creek (right bank)		\$67,470
DC_10_R	0.15	\$1,500
DC_20_R	0.43	\$40,680
DC_30_R	0.27	\$25,290
Totals:	22.45	\$425,340

Notes:

- (1) The evaluation of O&M costs attributed to the new closure structures at Smith Canal and Fourteenmile Slough is **not** included in this summary.

6. Conclusions

The overall incremental O&M annual cost attributed to the LSJRP amounts to \$425,402 per year, with one exception. For the purposes of this Technical Memorandum, the evaluation of O&M costs attributed to the new closure structures at Smith Canal and Fourteenmile Slough was **not** performed.

Levee Construction and Maintenance Assessment District
Incremental Operations and Maintenance Costs
Lower San Joaquin River Project

EXHIBIT 1
Proposed Remediation Measures

PROPOSED REMEDIATION MEASURES

Levee Reach	Waterway	Bank	Reach Description	Current LMA ⁽¹⁾	Levee Type			Proposed Remediation Measure							Length (miles)		
					Federal Levee	Non-Fed to Become Fed	New Levee to Become Fed Levee	New Levee	Seepage Cutoff Wall	Levee Reshaping	Seismic Fix	Levee Raising	Erosion Protection	New Closure Structure		Subsidence Mitigation	
MC_10_L	Mosher Slough	Left	Southern levee along Mosher Slough with heavy amounts of vegetation, neighboring residential area.	SJCFCWCD ⁽²⁾		X			X				X			X	1.22
MC_20_L	Mosher Slough	Left	Southern levee along Mosher Slough with heavy amounts of vegetation, neighboring residential area.	SJCFCWCD		X			X				X			X	0.74
ST_10_R	Shima Tract	Right	Dry land levee along east end of Shima Tract between agricultural land (west) and a residential area (east).	SJCFCWCD		X			X				X			X	0.47
ST_20_R	Shima Tract	Right	Dry land levee along east end of Shima Tract between agricultural land (west) and a residential area (east).	SJCFCWCD		X			X				X			X	0.78
FS_10_R	Fivemile Slough	Right	Northern levee along Fivemile Slough along south end of Shima Tract with minimal amounts of vegetation, neighboring agricultural area.	RD 2115 Shima Tract		X			X				X			X	0.31
FM_60_L	Fourteenmile Slough	Right	North levee along Fourteenmile Slough along south end of Shima Tract.	RD 2115 Shima Tract		X			X				X	X		X	0.31
FM_50_L	Fourteenmile Slough	Left	Fourteen Mile Slough Closure Structure	n/a											X ⁽³⁾		0.00
FM_40_L	Fourteenmile Slough	Left	Levee with future plan of implementing Fourteen Mile Slough Closure Structure. Levee will be implemented inland on Wright-Elmwood Tract.	n/a		X			X				X	X		X	0.27
FM_30_L	Fourteenmile Slough	Left	Western levee along Fourteenmile Slough along the east end of Wright-Elmwood Tract. Village West Marina Resort East of Fourteenmile Slough.	n/a				X	X	X			X			X	1.31
TS_30_L	Tenmile Slough	Left	Eastern levee along Tenmile Slough along the boundary between Wright-Elmwood Tract and Sargent-Barnhart Tract. Residential area east of levee.	RD 2074 Sargent-Barnhart Tract		X			X	X			X			X	1.14
TS_20_L	Tenmile Slough	Left	Levee transitioning from Tenmile Slough.	RD 2074 Sargent-Barnhart Tract		X				X	X		X			X	0.27
TS_10_L	Tenmile Slough	Left	Eastern levee along San Joaquin River along the west end Sargent-Barnhart Tract. Residential area east of levee.	RD 2074 Sargent-Barnhart Tract		X				X	X					X	0.68
CR_10_R	Calaveras River	Right	Northern levee along Calaveras River along the south end of Sargent-Barnhart Tract. Residential area north of levee with residential homes close to levee.	SJCFCWCD	X				X							X	0.42
CR_20_R	Calaveras River	Right	Northern levee along Calaveras River along the south end of Sargent-Barnhart Tract. Residential area north of levee with residential homes close to levee.	SJCFCWCD	X				X							X	0.26
CR_30_R	Calaveras River	Right	Northern levee along Calaveras River along the south end of Sargent-Barnhart Tract. Residential area north of levee with residential homes close to levee.	SJCFCWCD	X				X							X	0.71
CR_40_R	Calaveras River	Right	Northern levee along Calaveras River. Residential area north of levee.	SJCFCWCD	X				X							X	0.54
CR_50_R	Calaveras River	Right	Northern levee along Calaveras River. Residential area north of levee.	SJCFCWCD	X				X							X	1.22
CR_60_R	Calaveras River	Right	Northern levee along Calaveras River . Residential area north of levee with school facilities close to levee.	SJCFCWCD	X				X							X	0.25
CR_70_R	Calaveras River	Right	Northern levee along Calaveras River . Residential area north of levee with church facilities close to levee.	SJCFCWCD	X				X							X	0.30

PROPOSED REMEDIATION MEASURES

Levee Reach	Waterway	Bank	Reach Description	Current LMA ⁽¹⁾	Levee Type			Proposed Remediation Measure							Length (miles)	
					Federal Levee	Non-Fed to Become Fed	New Levee to Become Fed Levee	New Levee	Seepage Cutoff Wall	Levee Reshaping	Seismic Fix	Levee Raising	Erosion Protection	New Closure Structure		Subsidence Mitigation
CR_80_R	Calaveras River	Right	Northern levee along Calaveras River. Residential area north of levee with residential homes close to levee.	SJCFCWCD	X				X						X	0.59
CR_10_L	Calaveras River	Left	Southern levee along Calaveras River along the north end of Smith Tract. Residential area south of levee with residential homes close to levee.	SJCFCWCD	X				X						X	0.33
CR_20_L	Calaveras River	Left	Southern levee along Calaveras River along the north end of Smith Tract. Residential area south of levee with residential homes close to levee.	SJCFCWCD	X				X						X	0.90
CR_30_L	Calaveras River	Left	Southern levee along Calaveras River along the north end of Smith Tract. Residential area south of levee with residential homes close to levee.	SJCFCWCD	X				X						X	0.49
CR_40_L	Calaveras River	Left	Southern levee along Calaveras River along the north end of Smith Tract. Residential area south of levee with residential homes close to levee.	SJCFCWCD	X				X	X					X	1.20
CR_50_L	Calaveras River	Left	Southern levee along Calaveras River. Residential area south of levee with school facilities close to levee.	SJCFCWCD	X				X						X	0.32
CR_60_L	Calaveras River	Left	Southern levee along Calaveras River. Residential area south of levee with school facilities close to levee.	SJCFCWCD	X				X						X	0.27
CR_70_L	Calaveras River	Left	Southern levee along Calaveras River. Residential area south of levee with residential homes close to levee.	SJCFCWCD	X				X						X	0.58
SC_30	Smith Canal		Smith Canal Closure Structure	n/a										X ⁽⁴⁾		0.00
SJR_10_R	San Joaquin River	Right	Area west of Smith Canal Gate adjacent to Stockton Golf & Country Club.	RD 1614 Smith Tract			X		X				X		X	0.53
SJR_20_R	San Joaquin River	Right	Area east of Smith Canal Gate along Dad's Point connecting to Louis Park.	n/a			X		X				X		X	0.42
SJR_30_R	San Joaquin River	Right	Eastern levee along San Joaquin River along the west end of Boggs Tract. Port of Stockton facilities east of levee.	RD 404 Boggs Tract			X		X	X					X	0.65
SJR_40_R	San Joaquin River	Right	Eastern levee along San Joaquin River along the west end of Boggs Tract. Port of Stockton facilities east of levee.	RD 404 Boggs Tract	X				X						X	0.79
SJR_50_R	San Joaquin River	Right	Eastern levee along San Joaquin River along the west end of Boggs Tract. Port of Stockton facilities east of levee.	RD 404 Boggs Tract	X				X						X	0.33
SJR_60_R	San Joaquin River	Right	Eastern levee along San Joaquin River along the west end of Boggs Tract. Port of Stockton facilities east of levee.	RD 404 Boggs Tract	X				X						X	0.43
SJR_70_R	San Joaquin River	Right	Eastern levee along San Joaquin River along the west end of Boggs Tract. Residential area east of levee with former Van Buskirk Park close to levee.	RD 404 Boggs Tract	X				X						X	0.75
FCS_10_R	French Camp Slough	Right	Northern levee along French Camp Slough along the south end of Boggs Tract. Residential area north of levee with former Van Buskirk Park close to levee.	RD 404 Boggs Tract	X				X						X	1.84

PROPOSED REMEDIATION MEASURES

Levee Reach	Waterway	Bank	Reach Description	Current LMA ⁽¹⁾	Levee Type			Proposed Remediation Measure							Length (miles)		
					Federal Levee	Non-Fed to Become Fed	New Levee to Become Fed Levee	New Levee	Seepage Cutoff Wall	Levee Reshaping	Seismic Fix	Levee Raising	Erosion Protection	New Closure Structure		Subsidence Mitigation	
DC_10_R	Duck Creek	Right	Northern levee along Duck Creek east of I-5. Commercial and residential areas north of levee.	SJCFCWCD	X				X						X	0.15	
DC_20_R	Duck Creek	Right	Northern levee along Duck Creek. Commercial and residential areas north of levee.	n/a			X	X	X						X	0.43	
DC_30_R	Duck Creek	Right	Northern levee along Duck Creek. Commercial and residential areas north of levee.	n/a			X	X	X						X	0.27	
Levee Mile Totals:						12.67	7.77	2.01	2.01	21.51	3.94	0.94	3.48	4.86	0.00	22.45	22.45

Notes:

- (1) LMA = Local Maintaining Agency
- (2) SJCFCWCD = San Joaquin County Flood Control and Water Conservation District
- (3) For the purposes of this Technical Memorandum, the evaluation of O&M costs attributed to the new closure structure at Fourteenmile Slough was **not** performed
- (4) For the purposes of this Technical Memorandum, the evaluation of O&M costs attributed to the new closure structure at Smith Canal was **not** performed

Levee Construction and Maintenance Assessment District
Incremental Operations and Maintenance Costs
Lower San Joaquin River Project

EXHIBIT 2
Unit Cost Calculations

UNIT COST CALCULATIONS

**ROCK SLOPE PROTECTION
 OPINION OF PROBABLE COSTS**

Item	Description	Qty	Unit	Unit Price	Total
Construction					\$94,300
1.	Mobilization			3%	\$2,700
2.	Erosion Control			3%	\$2,700
3.	Clearing and Grubbing	0.22	AC	\$5,000	\$1,100
4.	Quarry Stone Riprap	1,000	TN	\$70	\$70,000
5.	Miscellaneous			25%	\$17,800
Soft Costs					30%
Contingency					30%
					\$28,300
					\$36,800
					\$159,400
					\$159

**LEVEE FILL
 OPINION OF PROBABLE COSTS**

Item	Description	Qty	Unit	Unit Price	Total
Construction					\$44,500
1.	Mobilization			3%	\$1,300
2.	Erosion Control			3%	\$1,300
3.	Clearing and Grubbing	0.69	AC	\$5,000	\$3,500
4.	Levee Fill	1,000	TN	\$30	\$30,000
5.	Miscellaneous			25%	\$8,400
Soft Costs					30%
Contingency					30%
					\$13,400
					\$17,400
					\$75,300
					\$75

**AGGREGATE BASE
 OPINION OF PROBABLE COSTS**

Item	Description	Qty	Unit	Unit Price	Total
Construction					\$53,000
1.	Mobilization			3%	\$1,500
2.	Erosion Control			3%	\$1,500
3.	Aggregate Base	1,000	TN	\$40	\$40,000
4.	Miscellaneous			25%	\$10,000
Soft Costs					30%
Contingency					30%
					\$15,900
					\$20,700
					\$89,600
					\$90

Levee Construction and Maintenance Assessment District
Incremental Operations and Maintenance Costs
Lower San Joaquin River Project

EXHIBIT 3

**Summary of Vegetation Management Costs
Delta Levees Subventions Maintenance Program
FY 2011-12 to FY 2020-21**

SUMMARY OF VEGETATION MANAGEMENT COSTS
DWR DELTA LEVEES SUBVENTIONS MAINTENANCE PROGRAM
FY 2011-12 TO FY 2020-21

RD No.	RD Name	Vegetation Management Costs per Fiscal Year ⁽¹⁾										Levee Miles
		2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	
1	Union - East	\$74,116	\$118,742	\$108,702	\$108,063	\$84,222	\$104,544	\$45,335	\$65,573	\$61,268	\$81,357	14.0
2	Union - West	\$12,224	\$7,399	\$38,411	\$36,221	\$16,123	\$0	\$49,939	\$12,195	\$27,855	\$13,313	16.2
307	Lisbon	\$49,800	\$32,010	\$16,320	\$18,000	\$20,840	\$29,107	\$24,999	\$25,585	\$25,217	\$26,803	6.6
403	Rough & Ready	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$93	\$0	\$1,713	6.8
404	Boggs	\$499	\$1,401	\$1,746	\$1,565	\$1,379	\$6,284	\$1,733	\$1,269	\$1,814	\$8,225	0.7
501	Ryer	\$25,633	\$61,642	\$31,432	\$31,377	\$32,540	\$7,379	\$27,212	\$38,469	\$31,230	\$48,406	20.6
524	Middle Roberts	\$18,800	\$17,725	\$54,262	\$33,905	\$34	\$19,033	\$20,860	\$37,574	\$22,611	\$86,512	9.7
544	Upper Roberts	\$119,393	\$7,069	\$0	\$44,499	n.r. ⁽²⁾	\$0	\$211,413	\$52,812	\$46,646	\$81,895	15.0
563	Tyler	\$66,117	\$46,868	\$40,013	\$40,372	\$63,964	\$87,344	\$68,675	\$68,182	\$49,581	\$41,744	22.9
773	Fabian	\$21,145	\$22,829	\$13,770	\$38,572	\$121,726	\$16,092	\$59,719	\$97,485	\$100,003	\$83,732	18.8
800	Byron	\$39,401	\$40,919	\$35,991	\$37,180	\$32,522	\$28,932	\$52,156	\$52,625	\$54,139	\$47,568	9.7
828	Weber	n.r.	n.r.	\$0	\$0	\$31,022	\$32,903	\$14,462	\$34,581	\$3,711	\$2,540	1.7
1601	Twitchell	\$36,910	\$28,303	\$35,388	\$27,723	\$22,720	\$29,925	\$12,806	\$32,291	\$38,439	\$11,536	11.9
1608	Lincoln Village West	n.r.	n.r.	n.r.	\$46,662	\$15,342	\$17,657	\$23,424	\$18,554	\$71,668	\$56,577	3.6
1614	Smith	\$15,713	\$13,909	\$0	\$73	\$324	\$0	\$0	\$0	\$1,894	\$1,844	2.8
2023	Venice	\$20,975	\$42,138	\$52,695	\$7,577	\$1,674	\$24,653	\$23,577	\$21,132	\$57,944	\$39,065	12.3
2027	Mandeville	\$30,290	\$24,262	\$18,990	\$34,370	n.r.	\$32,836	\$46,170	\$38,847	\$30,548	\$32,854	14.3
2030	McDonald	\$13,132	\$27,269	\$18,468	\$35,712	\$59,194	\$51,898	\$34,906	\$45,349	\$28,870	\$74,148	13.7
2040	Victoria	\$20,204	\$52,456	\$129,191	\$61,294	\$19,596	\$20,002	\$9,781	\$46,446	\$21,470	\$13,412	15.1
2042	Bishop	\$18,770	\$25,335	\$16,404	\$0	\$12,823	\$29,175	\$17,632	\$55,709	\$56,888	\$82,489	7.8
2089	Stark	\$11,275	\$18,250	\$6,850	\$7,450	\$31,925	\$503	\$8,167	\$320	\$41	\$1,073	3.5
2090	Quimby	\$35,232	\$30,419	\$8,020	\$19,821	n.r.	\$438	n.r.	n.r.	n.r.	n.r.	7.0
2111	Dead Horse	\$0	\$0	n.r.	n.r.	\$0	\$0	\$0	\$0	\$0	\$0	2.6
2113	Fay	\$32,478	\$32,725	\$10,982	\$8,712	\$7,988	\$8,245	\$7,740	\$12,426	\$18,633	\$48,533	1.6
2115	Shima	\$0	n.r.	n.r.	n.r.	\$0	\$381	\$0	\$0	\$0	\$0	6.6
2117	Coney	n.r.	n.r.	n.r.	n.r.	n.r.	\$0	\$8,164	\$20,558	\$37,892	\$14,259	5.4
2119	Wright-Elmwood	\$8,350	\$16,642	\$23,401	\$20,886	\$15,501	\$21,982	\$22,130	\$10,243	\$26,970	\$16,938	7.1
2126	Atlas	\$7,170	\$300	\$16,769	\$34	\$9,344	\$6,497	\$11,086	\$8,687	\$30,504	\$14,132	3.0
Subtotal Cost (cost year varies) ⁽³⁾ :		\$677,629	\$668,611	\$677,804	\$660,068	\$600,802	\$575,811	\$802,085	\$797,005	\$845,834	\$930,667	261.0
ENR CCI (cost year varies):		9,290.00	9,542.33	9,800.38	10,036.38	10,337.05	10,702.81	11,068.35	11,268.48	11,436.23	12,112.05	
ENR CCI (Jan 2023):		13,175.03	13,175.03	13,175.03	13,175.03	13,175.03	13,175.03	13,175.03	13,175.03	13,175.03	13,175.03	
Escalation Factor:		1.4182	1.3807	1.3443	1.3127	1.2745	1.2310	1.1903	1.1692	1.1520	1.0878	
Total Cost (2023\$) ⁽⁴⁾ :		\$961,009	\$923,147	\$911,198	\$866,490	\$765,749	\$708,817	\$954,748	\$931,853	\$974,437	\$1,012,344	261.0
Cost per Levee Mile (2023\$):		\$3,839	\$3,788	\$3,753	\$3,517	\$3,492	\$2,716	\$3,759	\$3,669	\$3,836	\$3,986	
Average (2023\$):		\$3,635 per levee mile per year										

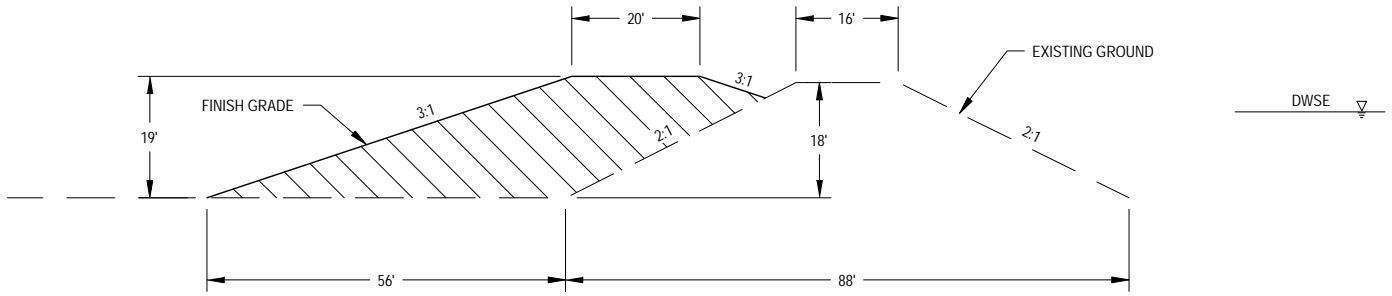
Notes:

- (1) Annual costs were derived from the "Levee Vegetation Control and Management" costs as shown in the final claims from 28 reclamation districts within the Delta through the DWR Delta Levees Subventions Maintenance Program.
- (2) n.r. = not recorded. Not all records were available for all reclamation districts and all years.
- (3) Subtotal costs are based on dollars specific to each fiscal year shown and have not been escalated.
- (4) Total costs have been escalated to 2023 dollars using ENR-published Construction Cost Indices (CCIs).

Levee Construction and Maintenance Assessment District
Incremental Operations and Maintenance Costs
Lower San Joaquin River Project

EXHIBIT 4
Basis of Levee Footprint Calculations

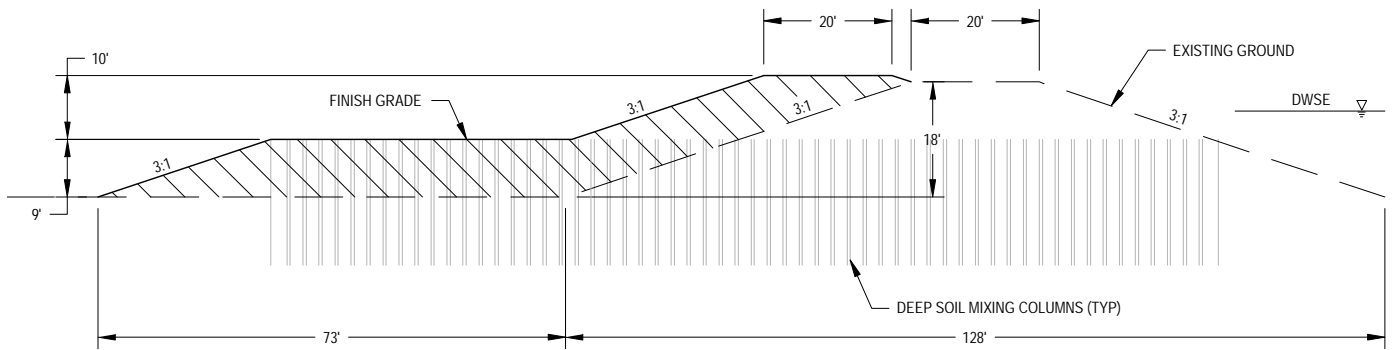
LEVEE RESHAPING



FOOTPRINT CALCULATIONS:

PRE-CONSTRUCTION WIDTH: 88 FEET + 20 FEET LANDSIDE RIGHT-OF-WAY = 108 FEET
 POST-CONSTRUCTION WIDTH: 88 FEET + 56 FEET + 20 FEET LANDSIDE RIGHT OF WAY = 164 FEET
 DIFFERENCE: +51.9%

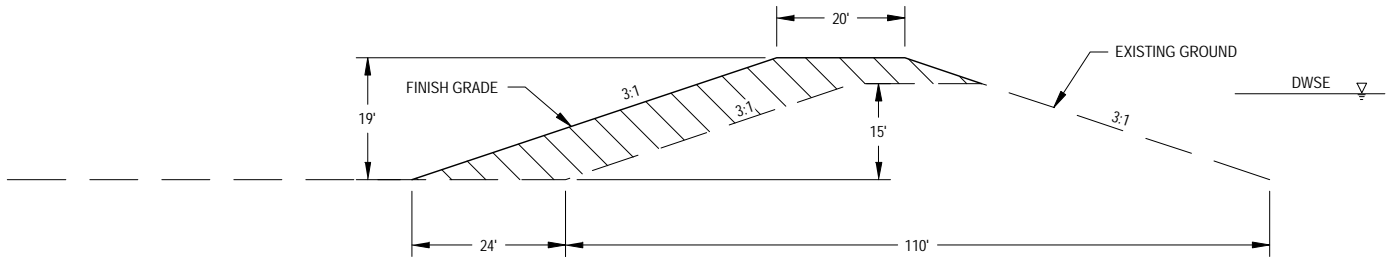
SEISMIC FIX



FOOTPRINT CALCULATIONS:

PRE-CONSTRUCTION WIDTH: 128 FEET + 20 FEET LANDSIDE RIGHT-OF-WAY = 148 FEET
 POST-CONSTRUCTION WIDTH: 128 FEET + 73 FEET + 20 FEET LANDSIDE RIGHT OF WAY = 221 FEET
 DIFFERENCE: +49.3%

LEVEE RAISE



FOOTPRINT CALCULATIONS:

PRE-CONSTRUCTION WIDTH: 110 FEET + 20 FEET LANDSIDE RIGHT-OF-WAY = 130 FEET
 POST-CONSTRUCTION WIDTH: 110 FEET + 24 FEET + 20 FEET LANDSIDE RIGHT OF WAY = 154 FEET
 DIFFERENCE: +18.5%

FILE: S:\2494_SJCFWCD_Zone_9_Assessment\0010_SJAFCA_LS\RP_08\M\08_Civil\400_Plans\020_CAD\Exhibits\Exh_Basis of Calcs.dwg
 PLOT DATE: Feb 01, 2023 - 9:34am

KSN INC.
KJELSDEN SINNOCK NEUDECK
 CIVIL ENGINEERS & LAND SURVEYORS
 www.ksninc.com

711 N. Pershing Avenue
 Stockton, CA 95203
 209-946-0268
 1550 Harbor Blvd., Suite 212
 West Sacramento, CA 95691
 916-403-5900

**SJAFCA / SJCFWCD
 ZONE 9 OVERLAY ASSESSMENT
 LOWER SAN JOAQUIN RIVER PROJECT O&M
 BASIS OF FOOTPRINT CALCULATIONS**

DRAWING SCALE N.T.S.
ORIG. DRAWING SCALE 0 1/4" 1/2"

EXHIBIT NO. 1
PAGE NO. 1

Levee Construction and Maintenance Assessment District
Incremental Operations and Maintenance Costs
Lower San Joaquin River Project

EXHIBIT 5

Overall Incremental O&M Annual Costs

OVERALL INCREMENTAL O&M ANNUAL COSTS

Levee Reach	Waterway	Bank	Length (miles)	Incremental O&M Annual Cost per Proposed Remediation Measure								Total Incremental O&M Annual Cost
				New Levee	Seepage Cutoff Wall	Levee Reshaping	Seismic Fix	Levee Raising	Erosion Protection	New Closure Structure	Subsidence Mitigation	
MC_10_L	Mosher Slough	Left	1.22	\$0	\$0	\$0	\$0	\$818	\$0	\$0	\$12,161	\$12,979
MC_20_L	Mosher Slough	Left	0.74	\$0	\$0	\$0	\$0	\$496	\$0	\$0	\$7,365	\$7,861
ST_10_R	Shima Tract	Right	0.47	\$0	\$0	\$0	\$0	\$0	\$1,878	\$0	\$4,700	\$6,577
ST_20_R	Shima Tract	Right	0.78	\$0	\$0	\$0	\$0	\$0	\$3,111	\$0	\$7,786	\$10,897
FS_10_R	Fivemile Slough	Right	0.31	\$0	\$0	\$0	\$0	\$0	\$1,225	\$0	\$3,066	\$4,291
FM_60_L	Fourteenmile Slough	Right	0.31	\$0	\$0	\$0	\$0	\$208	\$1,233	\$0	\$3,087	\$4,527
FM_50_L	Fourteenmile Slough	Left	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0 ⁽¹⁾	\$0	\$0 ⁽¹⁾
FM_40_L	Fourteenmile Slough	Left	0.27	\$0	\$0	\$0	\$0	\$183	\$1,084	\$0	\$2,713	\$3,979
FM_30_L	Fourteenmile Slough	Left	1.31	\$111,586	\$0	\$0	\$0	\$0	\$5,227	\$0	\$13,083	\$129,896
TS_30_L	Tenmile Slough	Left	1.14	\$0	\$0	\$2,144	\$0	\$0	\$4,531	\$0	\$11,341	\$18,016
TS_20_L	Tenmile Slough	Left	0.27	\$0	\$0	\$506	\$482	\$0	\$1,070	\$0	\$2,679	\$4,737
TS_10_L	Tenmile Slough	Left	0.68	\$0	\$0	\$1,273	\$1,211	\$0	\$0	\$0	\$6,736	\$9,220
CR_10_R	Calaveras River	Right	0.42	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,175	\$4,175
CR_20_R	Calaveras River	Right	0.26	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,618	\$2,618
CR_30_R	Calaveras River	Right	0.71	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,038	\$7,038
CR_40_R	Calaveras River	Right	0.54	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,434	\$5,434
CR_50_R	Calaveras River	Right	1.22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,135	\$12,135
CR_60_R	Calaveras River	Right	0.25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,539	\$2,539
CR_70_R	Calaveras River	Right	0.30	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$3,000
CR_80_R	Calaveras River	Right	0.59	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,844	\$5,844
CR_10_L	Calaveras River	Left	0.33	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,279	\$3,279
CR_20_L	Calaveras River	Left	0.90	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,993	\$8,993
CR_30_L	Calaveras River	Left	0.49	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,870	\$4,870
CR_40_L	Calaveras River	Left	1.20	\$0	\$0	\$2,271	\$0	\$0	\$0	\$0	\$12,017	\$14,289
CR_50_L	Calaveras River	Left	0.32	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,149	\$3,149
CR_60_L	Calaveras River	Left	0.27	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,731	\$2,731
CR_70_L	Calaveras River	Left	0.58	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,761	\$5,761
SC_30	Smith Canal		0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0 ⁽²⁾	\$0	\$0 ⁽²⁾
SJR_10_R	San Joaquin River	Right	0.53	\$0	\$0	\$0	\$0	\$353	\$0	\$0	\$5,242	\$5,595
SJR_20_R	San Joaquin River	Right	0.42	\$0	\$0	\$0	\$0	\$281	\$0	\$0	\$4,178	\$4,460
SJR_30_R	San Joaquin River	Right	0.65	\$0	\$0	\$1,224	\$0	\$0	\$0	\$0	\$6,475	\$7,699
SJR_40_R	San Joaquin River	Right	0.79	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,884	\$7,884
SJR_50_R	San Joaquin River	Right	0.33	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,332	\$3,332
SJR_60_R	San Joaquin River	Right	0.43	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,301	\$4,301
SJR_70_R	San Joaquin River	Right	0.75	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,446	\$7,446
FCS_10_R	French Camp Slough	Right	1.84	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,317	\$18,317
DC_10_R	Duck Creek	Right	0.15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500
DC_20_R	Duck Creek	Right	0.43	\$36,411	\$0	\$0	\$0	\$0	\$0	\$0	\$4,269	\$40,680
DC_30_R	Duck Creek	Right	0.27	\$22,636	\$0	\$0	\$0	\$0	\$0	\$0	\$2,654	\$25,290
Totals:			22.45	\$170,634	\$0	\$7,418	\$1,693	\$2,338	\$19,360	\$0	\$223,898	\$425,340

Notes:

(1) For the purposes of this Technical Memorandum, the evaluation of O&M costs attributed to the new closure structure at Fourteenmile Slough was **not** performed

(2) For the purposes of this Technical Memorandum, the evaluation of O&M costs attributed to the new closure structure at Smith Canal was **not** performed

San Joaquin Area Flood Control Agency

Levee Construction and Maintenance Assessment (LCMA)

*Appendix B
LCMA Cash Flow and Financing Analysis*



San Joaquin Area Flood Control Agency

Date: March 16, 2023

Appendix B
Levee Capital and Maintenance Assessment (LCMA)
Cash Flow and Financing Plan Analysis (\$1,000's)

	Total	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
N/C Stockton Flood Program - Beginning Balance [1]		2,218	1,904	5,359	7,468	9,285	7,581	5,905	5,643	4,101	3,447	5,499	4,967	13,968	7,521	8,975	6,949	5,878	62,927	38,095	20,763	19,259	12,595	5,871	-594	-337	519	1,578	3,245
LSJRP - USACE Authorized Program Expenditures																													
Funding Implementation Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SJAFCA Net Contribution Required [2]	119,750	134	1,507	452	1,038	4,680	4,696	3,417	4,730	3,610	960	3,692	4,175	9,025	1,278	4,913	4,120	6,164	23,991	16,663	1,012	6,352	6,597	6,528	0	0	0	0	0
Operational Soft Costs [3]	24,270	180	450	800	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	600	600	200	200
Operations and Maintenance																													
Incremental O&M for LSJRP	36,165	0	90	374	383	415	526	552	682	1,081	1,196	1,225	1,388	1,467	1,502	1,539	1,576	1,614	1,653	1,693	1,734	1,776	1,819	1,863	1,909	1,955	2,002	2,051	2,100
Smith Canal Gate [4]																													
SCAAD Assessment Revenue Bond Redemption	24,498	0	24,498	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenditures	204,683	314	26,544	1,626	2,421	6,094	6,221	4,969	6,412	5,691	3,157	5,917	6,563	11,492	3,780	7,452	6,696	8,778	26,644	19,357	3,746	9,129	9,417	9,392	2,909	2,555	2,602	2,251	2,300
State Sources																													
State TBD for N-C Stockton Additional Flood Program	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Local Sources																													
Proposed LCMA Assessment Net Revenues for Capital Services [4]	220,274	0	0	6,200	6,349	6,501	6,657	6,817	6,981	7,148	7,320	7,495	7,675	7,859	8,048	8,241	8,439	8,642	8,849	9,061	9,279	9,501	9,730	9,963	10,202	10,447	10,698	10,954	11,217
Total LSJR Revenues	220,274	0	0	6,200	6,349	6,501	6,657	6,817	6,981	7,148	7,320	7,495	7,675	7,859	8,048	8,241	8,439	8,642	8,849	9,061	9,279	9,501	9,730	9,963	10,202	10,447	10,698	10,954	11,217
Program Financing: Assessment District Borrowing																													
Proceeds from Bond Issuance [5]	100,000	0	30,000	0	0	0	0	0	0	0	0	0	10,000	0	0	0	0	60,000	0	0	0	0	0	0	0	0	0	0	0
Debt Service Costs [6]	-112,939	0	0	-2,466	-2,111	-2,111	-2,111	-2,111	-2,111	-2,111	-2,111	-2,111	-2,111	-2,814	-2,814	-2,814	-2,814	-2,814	-7,037	-7,037	-7,037	-7,037	-7,037	-7,037	-7,037	-7,037	-7,037	-7,037	-7,037
N/C Stockton Program - Preliminary Ending Balance		1,904	5,359	7,468	9,285	7,581	5,905	5,643	4,101	3,447	5,499	4,967	13,968	7,521	8,975	6,949	5,878	62,927	38,095	20,763	19,259	12,595	5,871	-594	-337	519	1,578	3,245	5,125

[1] Beginning balance in 2022 is based on annual FY 2022/23 budget adopted by SJAFCA

[2] Combination of cash, LERRDs contribution net of funding provided (cash to USACE under DA totals \$666,192.46 thru 4/30/2021), and expected credit (e.g. Smith Canal Gate); LERRDs split at NFS cost share amounts; Internal SJAFCA cost, G&A, and consultant costs are credit not accounted for as part of this line item but the upfront cash requirement is captured under "Operational Soft Costs"

[3] Soft costs include SJAFCA staff and consultants (e.g. CEQA, project management, technical review and assistance) for costs not likely to be creditable to the Federal Project; Assume 4 FTEs at peak and tapers following project completion; Assume no assessment administration which would be captured in the LCMA budget; Assumes no long-term G&A costs.

[4] Annual escalation assumed at 2.4% (consistent with the authorized escalation described in the Engineer's Report.)

[5] Assumes SJAFCA will issue new debt secured by LCMA revenues to redeem outstanding SCAAD series 2019 bonds.

[6] Assumes three Bond Issues in 2023, 2033, 2038, that generate net proceeds of \$30M, \$10M, and \$60M, respectively.

[7] Assumes level debt service for all bond issuances.

Source Model: 1820000_2023 0123_N-C_Stockton_LSJRP_Financing_Model

San Joaquin Area Flood Control Agency

Levee Construction and Maintenance Assessment (LCMA)

Appendix C
LCMA Floodplain Analysis, March 16, 2023
(Prepared by R&F Engineering)



San Joaquin Area Flood Control Agency

Date: March 16, 2023

Levee Construction and Maintenance Assessment (LCMA) Floodplain Analysis

Prepared for: San Joaquin Area Flood Control Agency
Date: March 16, 2023
Prepared by: Brittney O’Connell, PE and Baron Creager, PE
Reviewed by: Mike Rossiter, PE

Introduction

The San Joaquin Area Flood Control Agency (SJAFCA) is advancing a combined assessment district, known as the Levee Construction and Maintenance Assessment (LCMA) District, to fund the (1) additional Operations & Maintenance (O&M) needs of the San Joaquin County Flood Control and Water Conservation District Zone 9 (Zone 9) maintained project levees and (2) the local cost share component associated with the flood risk reduction measures being implemented as part of the U.S. Army Corps of Engineers (USACE) Lower San Joaquin River Project (LSJRP).

As part of the assessment district formation process, R&F Engineering Inc. (R&F) was retained by Larsen Wurzel & Associates (LWA) to assist with floodplain analyses to inform the proportionate level of special benefit that each parcel within the proposed assessment will receive from the activities being funded by LCMA.

The floodplain analysis will be used to identify: which parcels would potentially be flooded from a breach on a LSJRP levee or a Zone 9-maintained project levee, to what extent would the parcel be flooded, what flood depths would the parcel experience, and how many levee miles is each parcel relying on to protect it from flooding.

This Technical Memorandum (TM) outlines the data sources and methodology of R&F’s floodplain analyses. Throughout the TM, the O&M of Zone 9 project levees will be referred to as the “O&M services” and the work being completed as part of the USACE LSJRP will be referred to as “capital improvements”.

Baseline Data

To the extent available, existing analyses were used to estimate the floodplain depths and extents for this effort. The following subsections summarize the data sources that were used for the floodplain analyses as part of defining the benefit areas for the O&M services and the capital improvements.

O&M Services

The floodplains for the O&M analysis originated from two sources: the California Department of Water Resources (DWR) Central Valley Floodplain Evaluation and Delineation (CVFED) Task Order (TO) 306 analysis¹ and the Peterson Brustad Inc. (PBI) floodplain analysis².

As part of DWR's TO306 work, a hydraulic model was developed and various levee breach scenarios were analyzed. The model and levee breach scenarios covers a large portion of the SJAFCA LCMA study area. The primary resources used for this DWR analyses include:

- DWR Central Valley Floodplain evaluation and Delineation (CVFED) TO306 FLO2D model
- DWR's CVFED TO24 and HEC-RAS v4.1 model³
- United States Army Corps of Engineers (USACE) Lower San Joaquin River Feasibility Study (LSJRFS)⁴ hydrologic analysis

For the portion of the LCMA study area that was not covered by the CVFED analyses, PBI developed a 1D/2D HEC-RAS 5.0 model from the DWR CVFED HEC-RAS 4.1 model to perform additional levee breach scenarios.

PBI breach parameters were set to match the parameters used in the CVFED analyses. Breach formation time was set to be instant, breach width set to be equal to 50 times the levee height, and breaches were set to erode to the elevation of the landside toe of the levee. The 1D reaches from the DWR HEC-RAS 4.1 model were not altered when updating to the 1D/2D HEC-RAS 5.0 model. The modifications to the model included converting overbank areas to a 2D mesh using the following steps:

- Importing DWR's 1-meter resolution CVFED LiDAR ground elevation data⁵ into the model
- Converting 1D storage areas to 2D gridded flow areas at 250ft x 250ft resolution

¹ DWR. CVFED TO 306: Technical Memorandum- Hydraulic Analysis for 200-Year Floodplain Inundation Data in Technical Support of Local Communities, prepared by HDR, Inc., December 2014.

² PBI. FloodCALM Assessment District Floodplain Analysis. August 2019.

³ DWR. CVFED Program for the Lower San Joaquin River: Task Orders 24 and 25, Technical Memorandum Lower San Joaquin River System HEC-RAS Model Development, Prepared by HDR, Inc., February 2010.

⁴ USACE Lower San Joaquin River Feasibility Study F3 Hydrology Appendix, prepared by PBI, July 2012.

⁵ HDR Engineering, Inc. CVFED LiDAR Data, Task Order 20, "Secondary LiDAR Post Processing in Support of Hydraulic Model Development", June 2010.

- Assigning Manning’s n values for the overland 2D areas based on land use type. San Joaquin County zoning GIS data⁶ was used to identify land use types in the floodplain. Guidance from the DWR CVFED FLO2D analysis was used in assigning n-values to the various land use types.

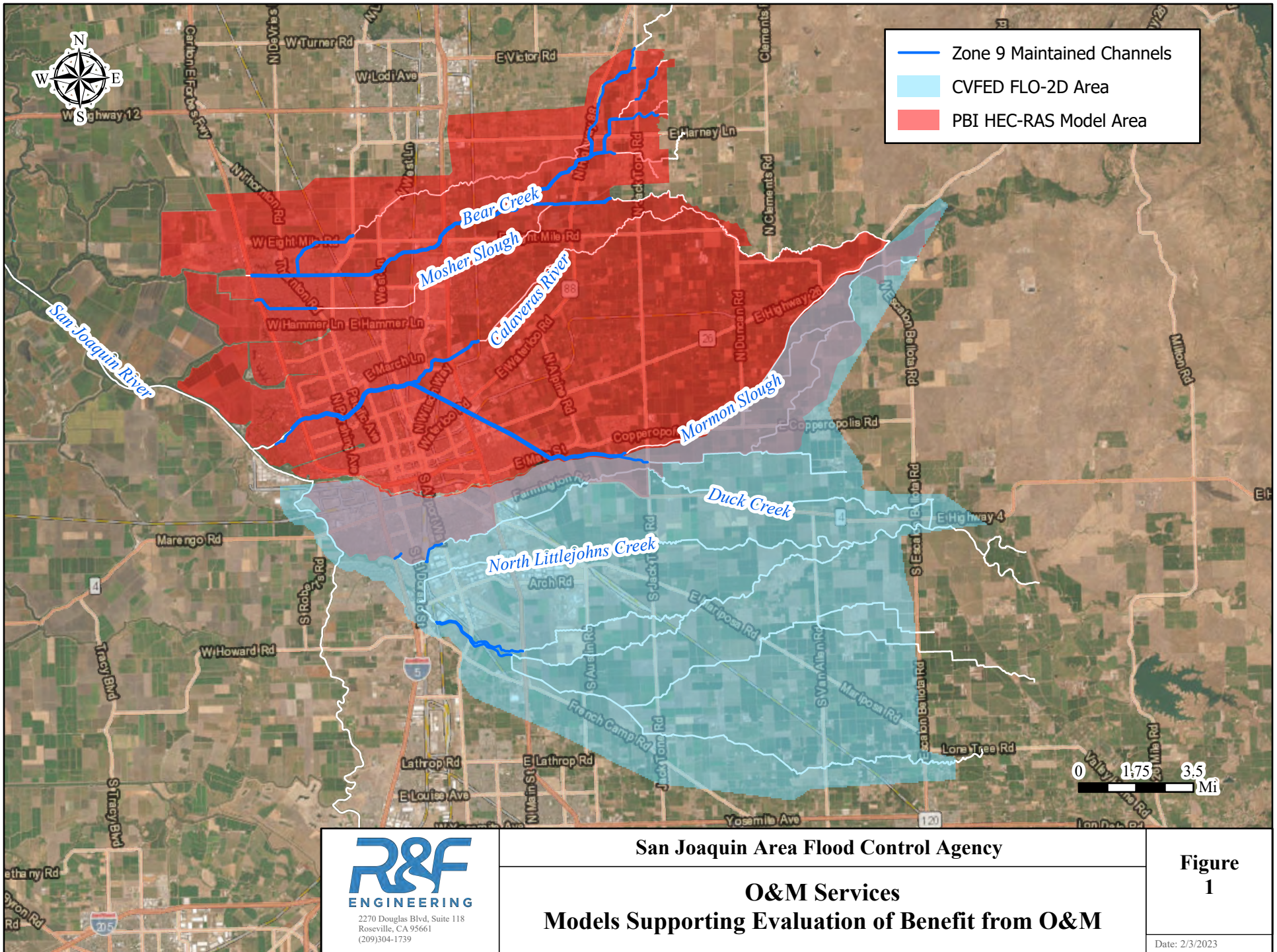
Figure 1 shows the extents of the CVFED and PBI modeling that was used to support the O&M floodplain analysis.

Capital Improvements

The floodplains for the USACE LSJRP capital improvement area originated from the USACE Risk and Uncertainty (R&U) composite floodplains developed as part of the USACE Lower San Joaquin River Feasibility Study (LSJRFS)⁷. The USACE composite floodplains were developed to compare the extents of flooding with- and without the LSJRP (Phase 1) improvements in place.

⁶ San Joaquin County. “Zoning.shp”. GIS Shapefile Acquired July 2015.

⁷ USACE. Integrated Interim Feasibility Report/ Environmental Impact Statement/ Environmental Impact Report. San Joaquin River Basin, Lower San Joaquin River.



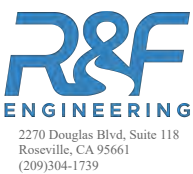
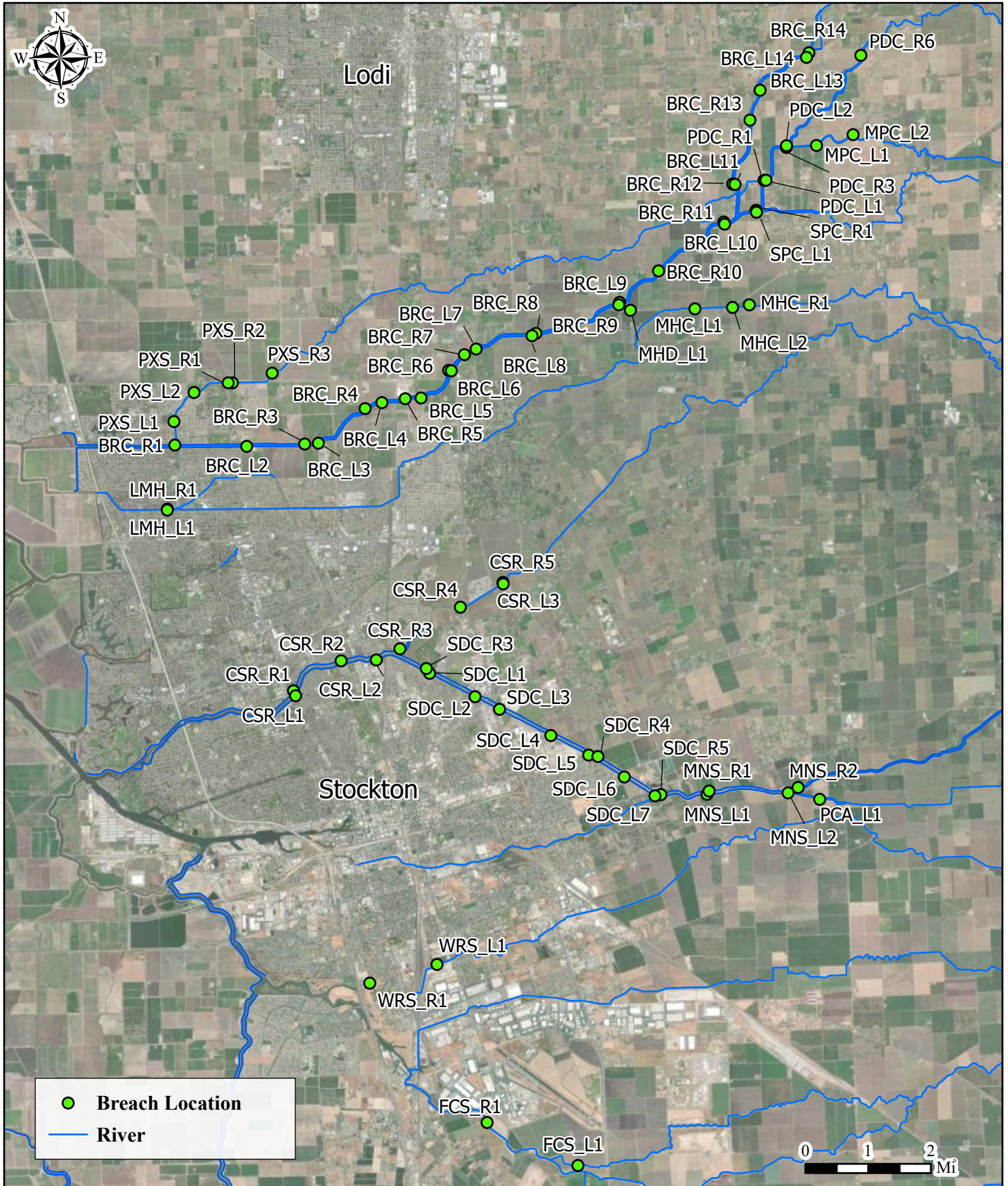
Methodology

The following subsections summarize the methodology used to help identify proportionate benefit provided to each parcel from the O&M services and from the USACE LSJRP capital improvements.

O&M Services

To identify the areas protected by Zone 9-maintained project levees, a levee breach modeling analysis was conducted to identify flood extents and depths that would result in a levee failure scenario on these levees. A total of 72 breach scenarios were completed to represent flooding that could occur if a Zone 9-maintained levee were to fail at a specific location within the system. A 200-year flow event was used as the basis of the breach analysis to show the potential floodplains in a scenario where the system was flowing full. Figure 2 provides an overview of the breach locations included in this analysis

The DWR CVFED modeling covered 54 breach scenarios throughout the study area. A portion of the levee on the Calaveras River downstream of Brookside Road is maintained by others and that portion was excluded from the breach analysis. The PBI model covered the 18 additional breach locations (for a total of 72 breach scenarios) . A channel overtopping scenario was also included in this analysis to determine flood depths that result without levee breaches when the channels exceed their capacity. As the channel overtopping is not prevented by Levee O&M services, this additional scenario was ultimately not utilized in LWA's analysis of special benefits.



San Joaquin Area Flood Control Agency

**Breach Location Overview for
Zone 9 O&M Project Levees**

**Figure
2**

Date: 2/3/2023

During the analysis, it was observed that some of the floodplains from the DWR CVFED FLO2D model needed to be refined due to the coarse resolution of the model grid cells (250ft x 250ft). Parcels adjacent to levees and waterways were not captured as being within the floodplain due to the model’s grid cell size. Refinements were made within GIS to assign flood depths to these areas by interpolating adjacent flooded cells. An example of this correction is shown below in Figures 3 & 4.

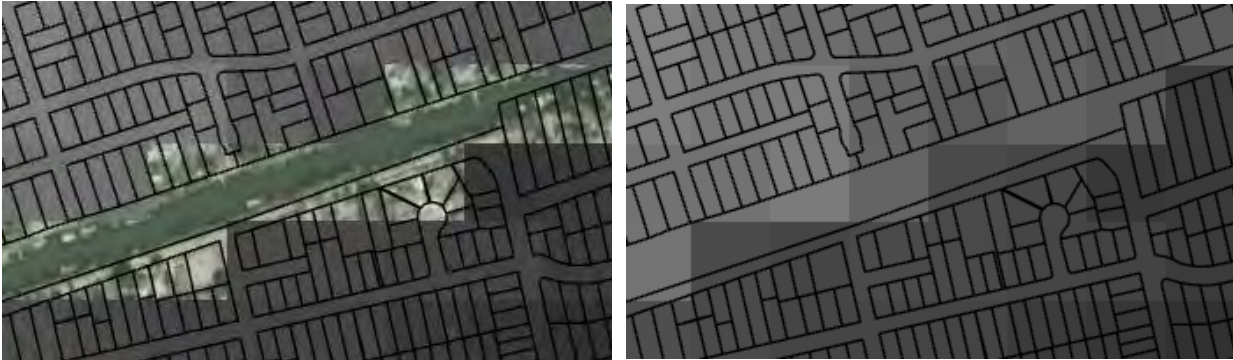


Figure 3 (left) & Figure 4 (right): FLO2D Floodplain Shows No Flooding in Various Parcels Along the landside levee toes (Left). And Modified Floodplain to More Accurately Estimate Flooding in Parcels Along the Levee toes (Right).

To generate flooding statistics for each parcel in the study area, GIS shapefiles with parcel-level data were generated for the 72 levee breach scenarios. The parcel-level data include the average floodplain depth (feet) and total wetted area (acres) for each parcel and each scenario, as described in Attachment A.

Additionally, levee reaches (and the corresponding breach scenarios) were categorized by whether they were FEMA accredited, cost-shared with other public entities, and/or if they are USACE Project Levees.

Capital Improvements

To assist in the determination of the proportionate benefit provided to each parcel by the USACE LSJRP capital improvements, floodplain modeling from the USACE LSJRFS for the 100-year flow scenario was used.

A “composite” floodplain was created from the individual levee breach scenarios that were modeled by USACE on levees that are part of the USACE LSJRP. The composite floodplain captures the anticipated worst-case scenario of flooding of all the breach scenarios for each parcel.

Similar to the O&M analysis, GIS shapefiles with parcel-level flooding data were generated and to identify the average floodplain depth (feet) and total wetted area (acres) for each parcel, as presented in Attachment B.

Floodplain Analyses Results

The following subsections and figures summarize the results of the floodplain analyses.

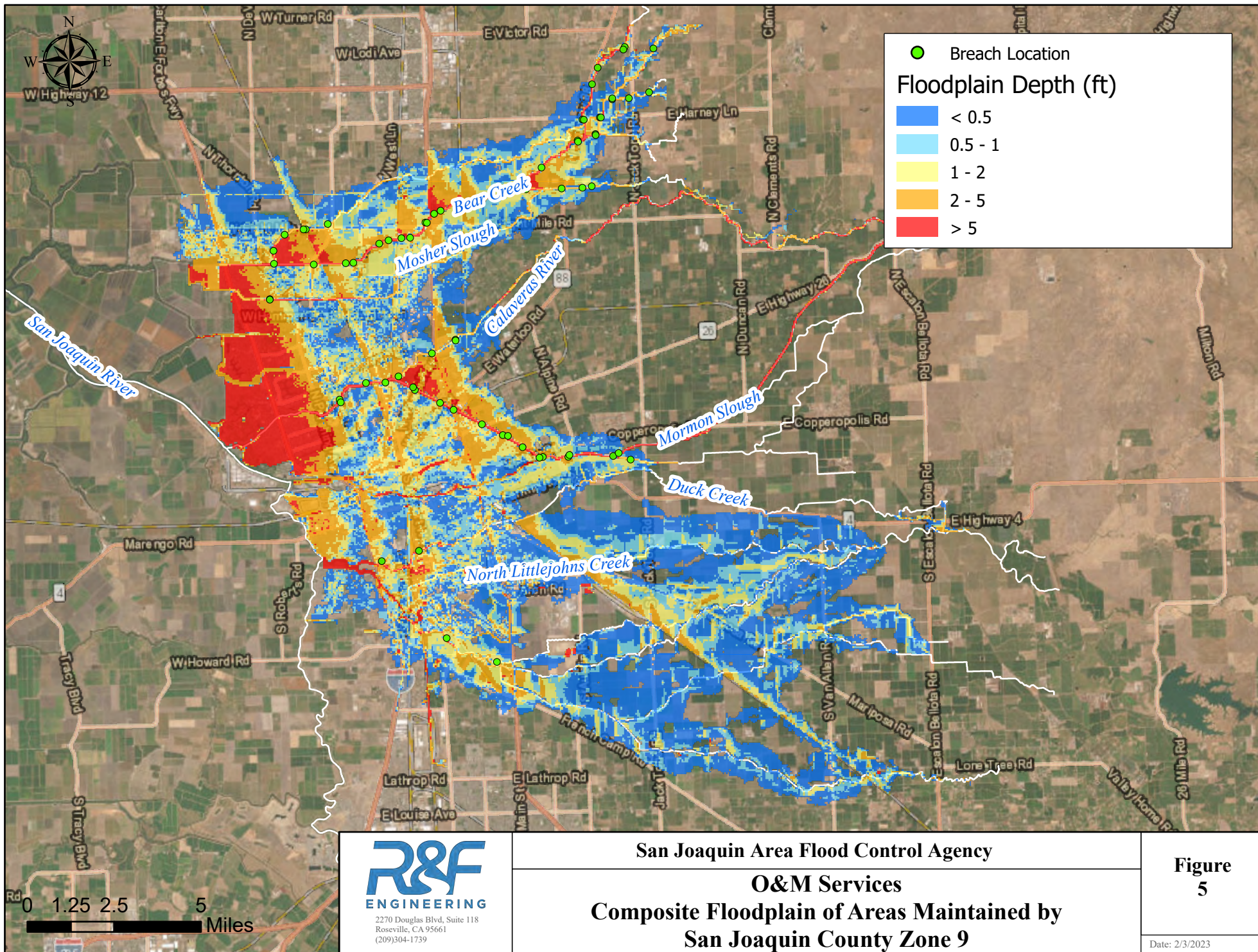
O&M Services

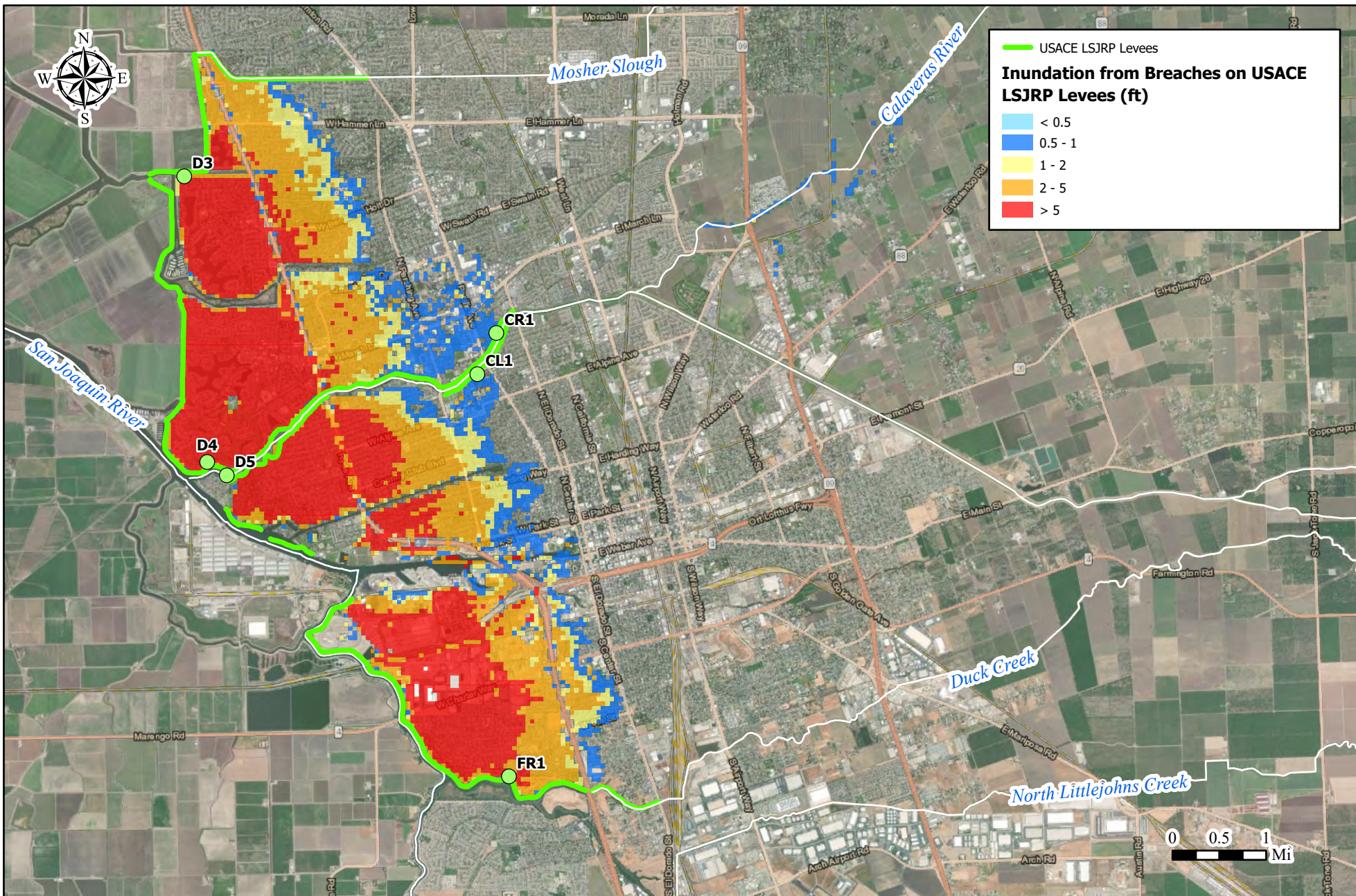
The results of the O&M floodplain analysis are shown in Figure 5 which includes a composite of the 72 individual levee breach scenarios located on Zone 9 maintained Project levees. The map also includes flooding in areas where channels exceed capacity and are overtopped, however this “overtopping” flooding was backed out of LWAs assessment analysis as channel overtopping is not prevented by Levee O&M services.

Capital Improvements

The results of the capital improvement levee breach analysis are shown in Figure 6, which are areas that could be inundated if a levee breach were to occur on a USACE LSJRP levee.

Summaries of parcel-level flooding data for the O&M Services and the USACE LSJRP capital improvements were generated in GIS and are included in Attachments A and B, respectively.





— USACE LSJRP Levees
Inundation from Breaches on USACE LSJRP Levees (ft)
■ < 0.5
■ 0.5 - 1
■ 1 - 2
■ 2 - 5
■ > 5

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San Joaquin Area Flood Control Agency
Composite Floodplain of Levee Breaches
Occurring on USACE LSJRP Levees

Figure
6
 Date: 2/3/2023

Assessment Boundary Delineations

The Proposed Assessment Boundary encompasses all properties that receive a special benefit from Zone 9 O&M Services and from the USACE LSJRP. The floodplain analyses discussed above were used as a starting point in developing a proposed benefit area for the LCMA District. The following subsections summarize the process that was used to delineate the final area of benefit.

O&M Assessment Boundary

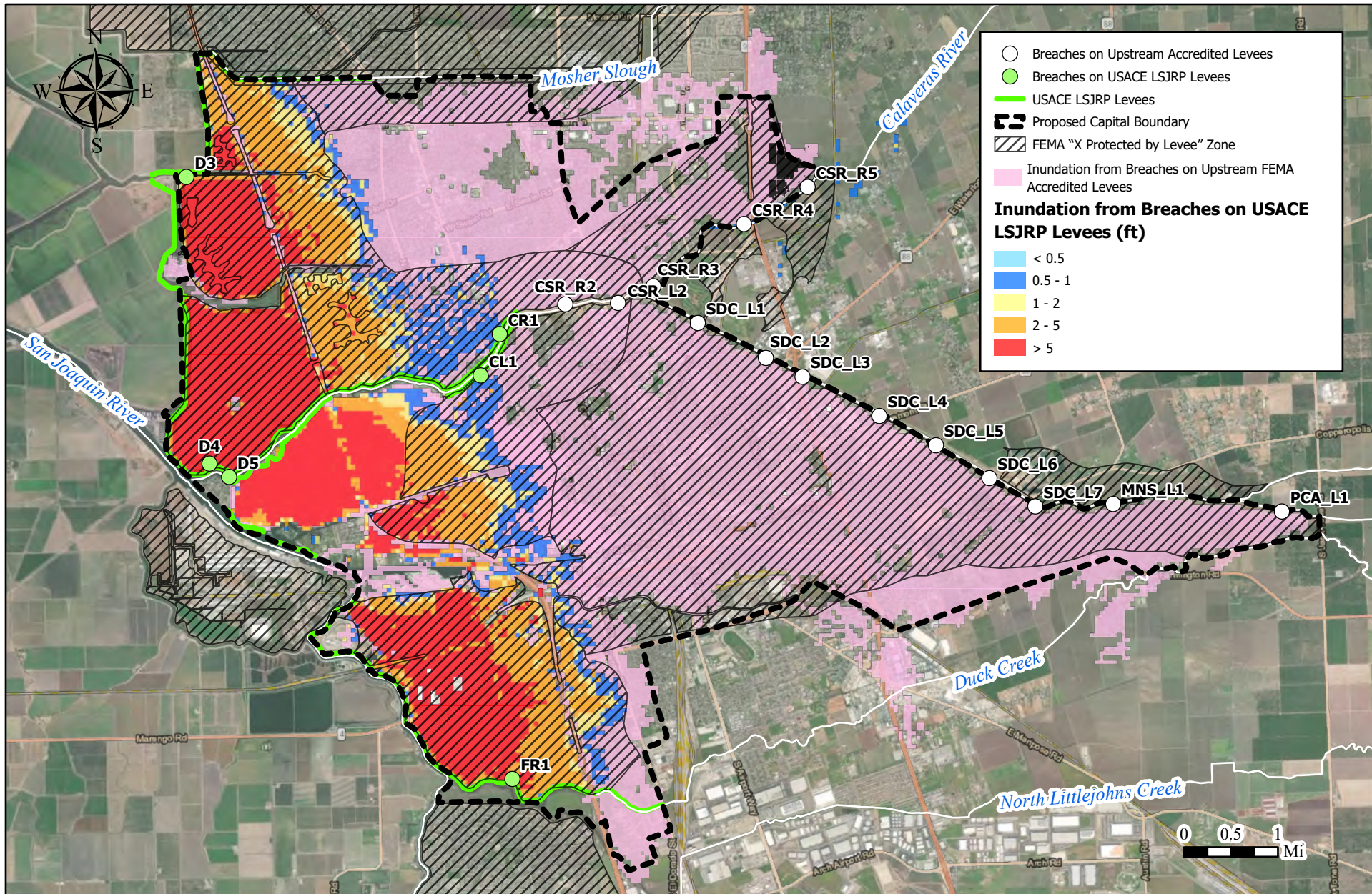
As described in the previous sections, to determine areas that benefit from the Levee O&M Services on the Zone 9 Project levees, modeling of various levee breach scenarios was performed to identify properties that would be inundated if those levees were to break. From these analyses, a composite floodplain was developed (previously shown in Figure 5). The resulting floodplain from each breach was overlaid in GIS onto the San Joaquin County parcel database to identify the average flood depth, total area of flooding, and length of levee that is providing protection for each parcel. The final assessment boundary for Levee O&M Services was delineated based on the boundaries of the parcels that are flooded from levee breaches on Zone 9 maintained Project levees.

Capital Assessment Boundary

Properties receiving special benefit from the USACE LSJRP (and associated incremental levee O&M for the LSJRP) were identified using a combination of floodplain mapping that included:

- a) The 100-year composite without project floodplain based on breaches of levees to be improved by the USACE LSJRP (previously shown in Figure 6);
- b) The FEMA Shaded Zone X mapping for north and central Stockton; and,
- c) Additional hydraulic modeling showing the extent of the inundation from breaches of upstream FEMA Accredited Levees.

Benefits to properties can be due to avoidance of actual flood damage and/or avoidance of regulatory impacts. The composite without-project floodplain map, utilizing USACE floodplain mapping data, was prepared to identify the specific area benefiting from the improvements on the LSJRP levees. To further acknowledge the risk of regulatory impacts and the need to continue FEMA accreditation of this area, the extent of the floodplain for properties benefiting from FEMA Accredited levees in the same levee system was overlaid onto the composite breach floodplain (see Figure 7). To further confirm the extents of flooding that would result from a break on the upstream FEMA-accredited levees, modeling of breaches on these levees is also included on Figure 7.



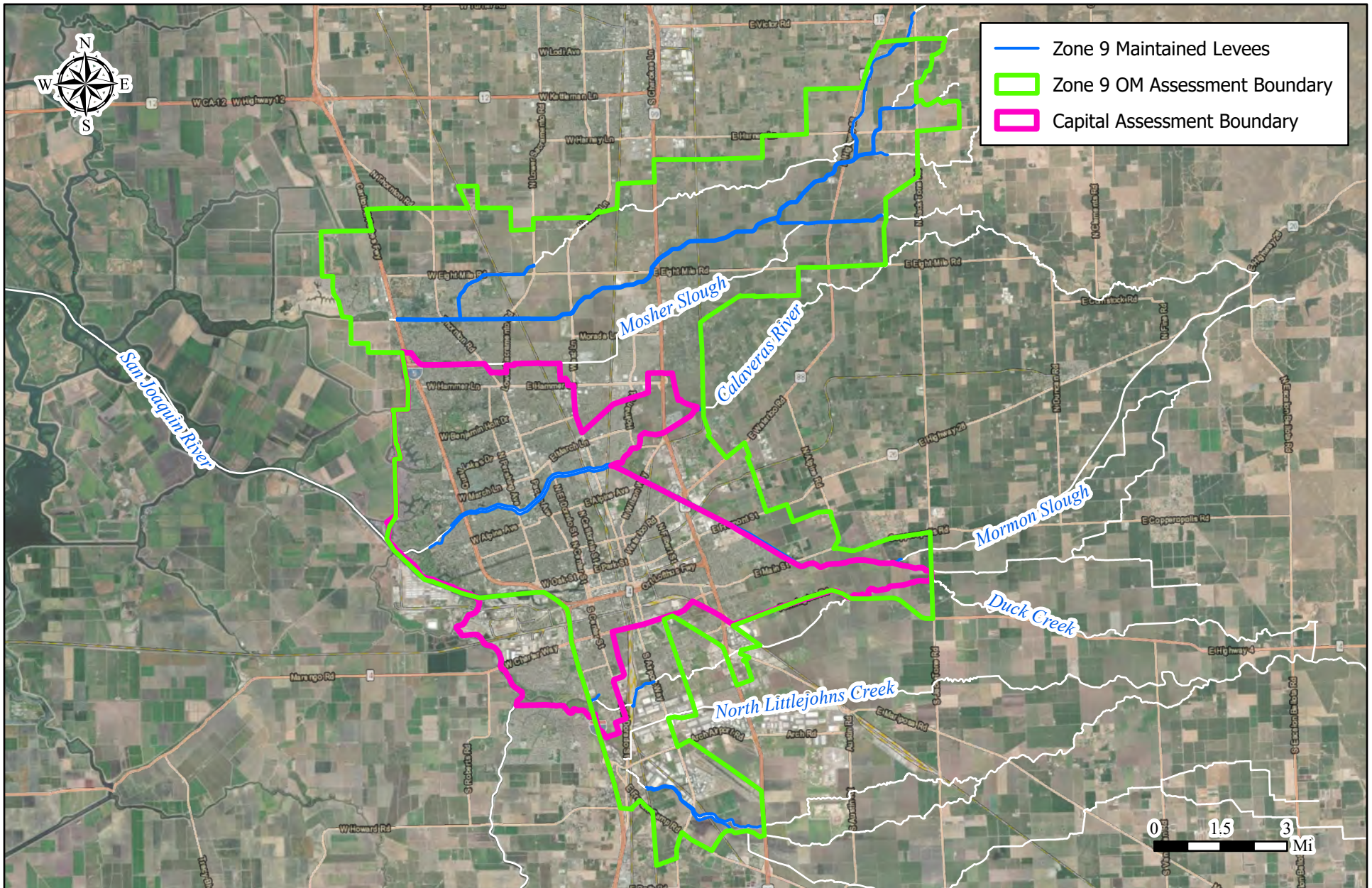
○ Breaches on Upstream Accredited Levels
 ● Breaches on USACE LSJRP Levels
 — USACE LSJRP Levees
 Proposed Capital Boundary
 FEMA "X Protected by Levee" Zone
 Inundation from Breaches on Upstream FEMA Accredited Levels
Inundation from Breaches on USACE LSJRP Levels (ft)
 < 0.5
 0.5 - 1
 1 - 2
 2 - 5
 > 5

 2270 Douglas Blvd, Suite 118 Roseville, CA 95661 (209)304-1739	San Joaquin Area Flood Control Agency	Figure 7
	Overlay of Capital Improvement Floodplain Boundaries	

The three described components designate the full extent of the area benefiting from Levee Capital Services for FEMA Accredited Levees. Because different sources of floodplain mapping were combined, the floodplain mapping associated with the FEMA Accredited levee breaches was only utilized to inform the extent of the benefit area from Levee Capital Services, not floodplain depths. The final capital assessment boundary (Figure 8) follows the impacted parcel boundaries.

LCMA District Boundary

The area of special benefit from O&M Services and from the USACE LSJRP capital improvements were combined (Figure 9). The final LCMA Boundary is presented in Figure 10.



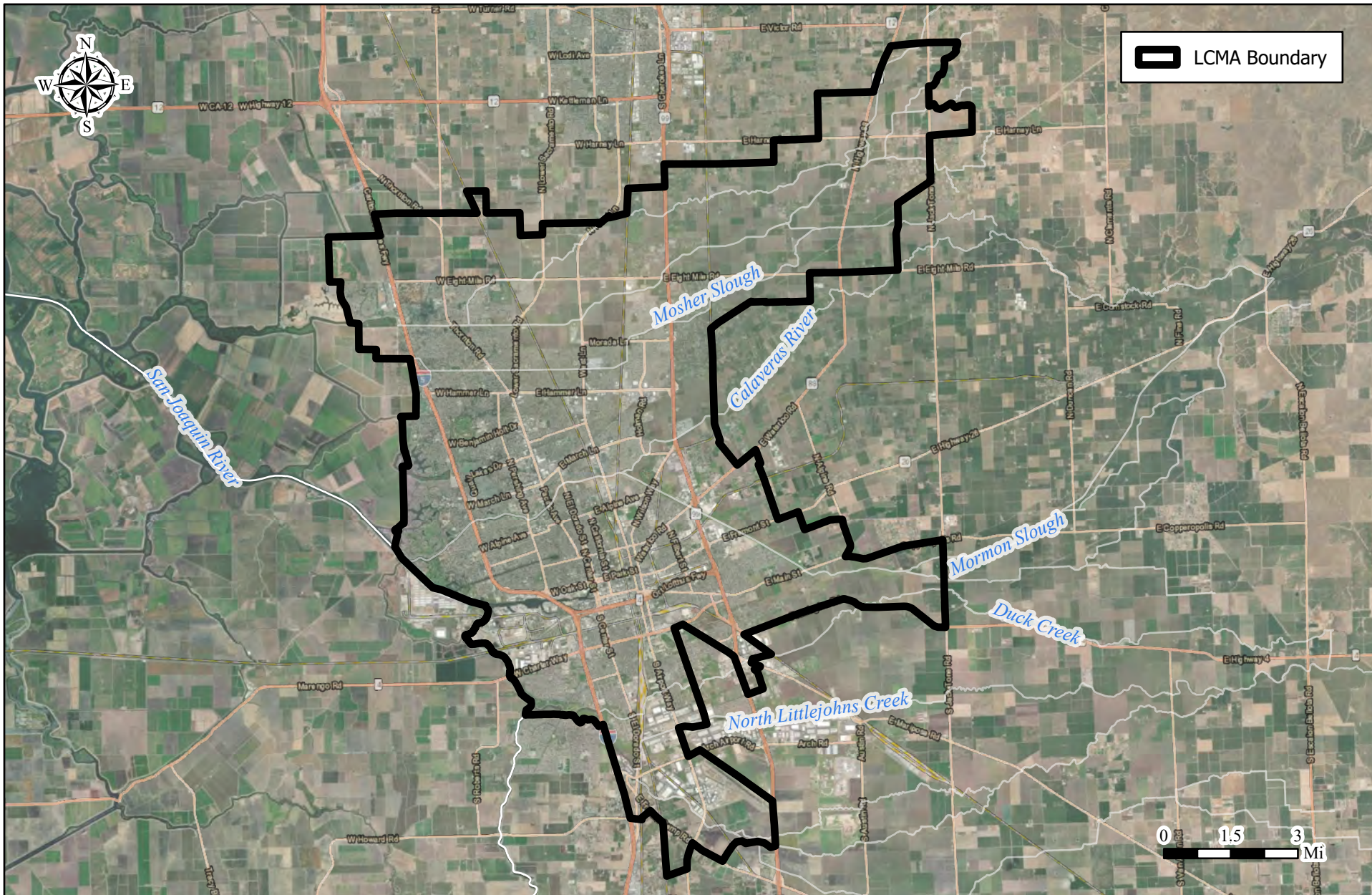
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SJAFCALCMA

Combined Boundaries
O&M Services & Capital Improvements

Figure
9

Date: 3/16/2023



 <p>2270 Douglas Blvd, Suite 118 Roseville, CA 95661 (209)304-1739</p>	<p>SJAFCA Levee Construction and Maintenance Assessment</p>	<p>Figure 10</p> <p>Date: 3/16/2023</p>
	<p>LCMA District Boundary</p>	

ATTACHMENT A
Metadata for GIS Deliverables
for the O&M Assessment Analyses

Assessment Reaches.shp:

Description: All of the levees in the study area were broken down into segments. Each levee segment is associated with a modeled levee breach (see Breach Location Final.shp).

Brch_Rch: Name of reach

Breach Location Final.shp:

Description: 72 levee breaches were modeled for this study. This shapefile shows location and name/ID of each breach. It also indicates whether or not the breach location is on a Project levee, a SJAFCA levee, or a FEMA-accredited levee.

River: River the breach is located on

Code Name: Name of the breach. Note: some breaches are grouped together from original source.

Project: Is the breach on a Project or non-Project levee?

SJAFCA: Is the breach on a levee cost shared with SJAFCA?

FEMA: Is the breach on a FEMA accredited levee?

Parcel Ave Depth.shp:

Description: This shapefile shows the average depth of flooding on each parcel for each of the 72 levee breach scenarios that were run for this study. Levee breach locations were named according to the river that they are on and whether they're on the left bank or right bank levee. This shapefile also shows the average depth of flooding on each parcel for the no breach/overtopping only scenario in the PBI (HEC-RAS) model.

The average flood depth recorded is for the wetted area of the parcel only (zero depth/dry areas were not included in calculating the average depth of flooding).

The shapefile also has columns that show the total area of the parcel (acres) and the worst-case flood depth (feet) on each parcel.

Note: See the shapefile “Parcel Wetted Area.shp” which indicates how many acres of the parcel got wet for each breach scenario.

APN: APN

Area_acre: Total area of the parcel (in acres)

BRC_L2 through WRS_L1: The column headers are the name given to each breach location. Average depth of flooding (in feet) associated with each breach per the name of the field

NoBreach: Average depth of flooding (in feet) associated with the no breach/overtopping only scenario in the PBI (HEC-RAS) model

Parcel Wetted Area.shp:

Description: See description for the “Parcel Ave Depth.shp” shapefile. Everything is set up the same, except the values in this shapefile indicate how many acres of the parcel got wet for each breach scenario.

ATTACHMENT B
Metadata for GIS Deliverables
for the Capital Assessment Analyses

Parcel Average Depth.shp:

Description: This shapefile shows the average depth of flooding of each parcel for each of the 12 flood scenarios that were analyzed for this study. Scenarios are labeled according to “with project” and “without project” conditions and each return period event. The average flood depth recorded is for the wetted area of the parcel only (zero depth/dry areas were not included in calculating the average depth of flooding).

The shapefile also has columns that show: What is the total area of the parcel in acres? What is the worst-case flood depth on each parcel?

Notes:

1. There are no parcels with flooding for the 2-, 10-, and 25-year with-project events.
2. See the shapefile “Parcel Wetted Area.shp” which indicates how many acres of the parcel got wet for each flood scenario.

APN: APN

Area: Total area of the parcel (in acres)

Max: The worst-case average depth of flooding (in feet) across all scenarios

WP_2YR through WOP_200YR: The column headers are the name given to each flood scenario. Average depth of flooding (in feet) is associated with each scenario per the name of the field

Parcel Wetted Area.shp:

Description: See description for the “Parcel Ave Depth.shp” shapefile. Everything is set up the same, except the values in this shapefile indicate how many acres of the parcel got wet for each breach scenario

San Joaquin Area Flood Control Agency

Levee Construction and Maintenance Assessment (LCMA)

Appendix D

Assessment District Boundary Diagram

(reduced from 18"x26" to 11"x17")



San Joaquin Area Flood Control Agency

Date: March 16, 2023

Proposed Boundaries of
SAN JOAQUIN AREA FLOOD CONTROL AGENCY
LEVEE CONSTRUCTION AND MAINTENANCE
ASSESSMENT DISTRICT

COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA

FILED IN THE OFFICE OF THE SECRETARY OF THE SAN
JOAQUIN AREA FLOOD CONTROL AGENCY THIS ____ DAY
OF _____, 20____

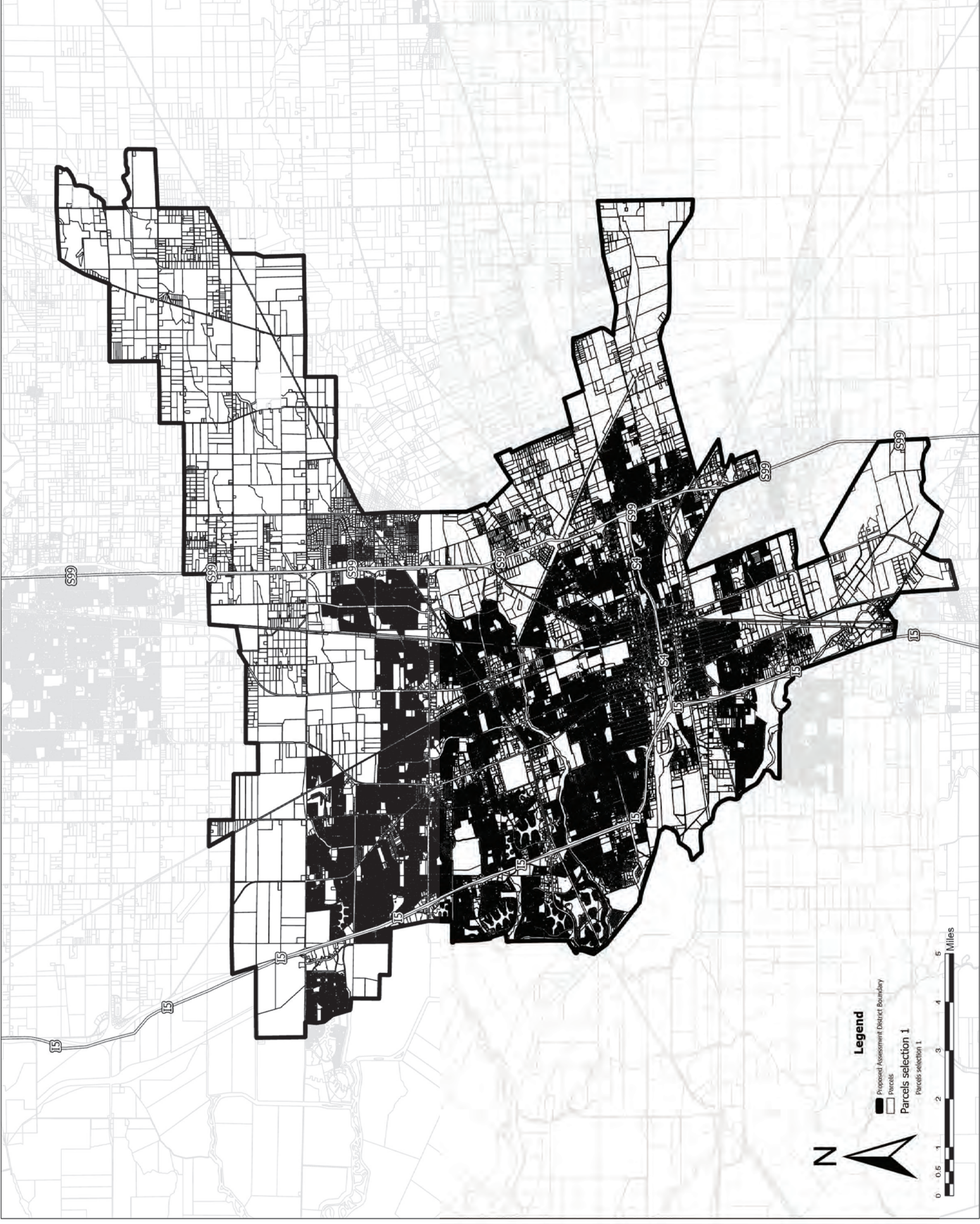
SECRETARY OF THE
SAN JOAQUIN AREA FLOOD CONTROL AGENCY

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING
PROPOSED BOUNDARIES OF THE LEVEE CONSTRUCTION
AND MAINTENANCE ASSESSMENT DISTRICT OF THE
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, WAS
APPROVED BY THE BOARD OF DIRECTORS OF THE SAN
JOAQUIN AREA FLOOD CONTROL AGENCY AT A
REGULAR MEETING THEREOF, HELD ON ____ DAY OF
_____, 20____ BY ITS RESOLUTION NO. _____

SECRETARY OF THE
SAN JOAQUIN AREA FLOOD CONTROL AGENCY

FILED THIS ____ DAY OF _____, 20____ AT THE
HOUR OF ____ O'CLOCK ____ M. IN BOOK ____ OF
MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
DISTRICTS AT PAGE ____ IN THE OFFICE OF THE
COUNTY RECORDER IN THE COUNTY OF SAN JOAQUIN,
STATE OF CALIFORNIA

COUNTY RECORDER OF
SAN JOAQUIN COUNTY



San Joaquin Area Flood Control Agency

Levee Construction and Maintenance Assessment (LCMA)

*Appendix E
San Joaquin County Use Codes
& Assessment Land Use Categories*



San Joaquin Area Flood Control Agency

Date: March 16, 2023

Appendix E

Levee Capital and Maintenance Assessment (LCMA)

San Joaquin County Use Codes & Assessment Land Use Categories

Use Code	County Description	Land Use Category / Sub-Category
1	Vacant Residential Lot – Development with Utilities	Open Space - Developed
2	Vacant Lot with PROB. W/C Precludes Building A RE	Open Space
3	Vacant Lot – Totally Unusable (incurable)	Open Space
4	Vacant Residential Lot with miscellaneous Residential IMPRS (garage)	Open Space - Developed
5	Vacant Residential Subdivision Site	Open Space
6	Vacant Residential Lot- Undeveloped	Open Space
7	Potential Residential Subdivision	Open Space
10	Single-Family Dwelling (SFD)	Single-Family Residential
11	Condominium Unit	Multi-Family Residential
12	Planned Unit Residential Development (PURD)	Single-Family Residential
13	Single-Family Residence with Secondary Residential Square Footage	Single-Family Residential
14	SFD with Secondary Use (i.e., barber shop)	Single-Family Residential
15	Zero Lot Line Residential	Single-Family Residential
16	Residential Lot with Mobile Home	Mobile Home
17	Single-Family with Common Wall (duet, halfplex, etc.)	Single-Family Residential
20	Vacant Lot (zoned for two units)	Open Space
21	One Duplex – One Building	Single-Family Residential
22	Two SFDs On Single Parcel	Multi-Family Residential
30	Vacant Lot Zoned for 3 or 4 Units	Open Space
31	Single Triplex – (3 units, 1 structure)	Single-Family Residential
32	Three Units - 2 or More Structures	Multi-Family Residential
34	Single Fourplex	Multi-Family Residential
35	Four Units, 2 or More Structures	Multi-Family Residential
40	Vacant Lots Zoned for Apartments	Open Space
41	5-10 Residential Units – Single Building	Multi-Family Residential
42	5-10 Residential Units – 2 or more Buildings	Multi-Family Residential
43	11-20 Residential Units – One Structure	Multi-Family Residential
44	11-20 Residential Units – 2 or more Buildings	Multi-Family Residential
45	21-40 Units	Multi-Family Residential
46	41-100 Units	Multi-Family Residential
47	Over 100 Units	Multi-Family Residential
48	High-Rise Apartments	Multi-Family Residential
50	Rural Residential – Vacant Homesite	Agricultural
51	Rural Residence – 1 Residence	Rural Residential
52	Rural Residential – 2 or more residences	Rural Residential
53	Rural Residential – Vacant – Development with	Open Space - Developed
54	Rural Residences. - with Miscellaneous Residences. IMPS; Only	Open Space
55	Labor Camp	Rural Residential
56	Rural Residential with Mobil Home	Mobile Home

Appendix E**Levee Capital and Maintenance Assessment (LCMA)****San Joaquin County Use Codes & Assessment Land Use Categories**

Use Code	County Description	Land Use Category / Sub-Category
59	Residential Care Home (6 units or less)	Multi-Family Residential
60	Motels Less Than 50 Units	Commercial
61	Motels Over 50 Units	Commercial
62	Motels less than 50 units with some kitchens	Commercial
63	Motels over 50 Units with some Kitchens	Commercial
64	Motels Less Than 50 Units with Shops	Commercial
65	Motels Over 50 Units with Shops	Commercial
68	Resort Motels – Cabins, Etc.	Commercial
70	Hotel without Restaurant	Commercial
71	Hotel with Restaurant	Commercial
78	Rooming House – Convent – Rectory, Etc.	Commercial
80	Common Areas – No Structures	Open Space
81	Common Areas – with Structures	Open Space - Developed
82	Common Areas – Roads and Streets	Open Space
90	Mobile Home Park	Mobile Home
91	Overnight Type Trailer Park	Open Space
92	Mobile Home Park with Overnight Facilities	Mobile Home
93	Resort Type Trailer Park	Mobile Home
94	Mobile Home Condominium Lot	Mobile Home
95	Mobile Home Appurtenances	Mobile Home
96	Mobile Home	Mobile Home
100	Vacant Commercial Land – Undeveloped	Open Space
101	Vacant Commercial Land with Utilities	Open Space - Developed
102	Vacant Commercial Land with Miscellaneous IMPS	Open Space - Developed
107	Potential Commercial Subdivision	Open Space
110	Single-Story	Commercial
111	Multiple-Story Stories	Commercial
112	Multiple Stores in one Building	Commercial
113	Store with Residential Unit or Units	Commercial
114	Store Condo	Commercial
120	1 store and 1 office	Commercial
121	Multiple Combination of Offices, Shops	Commercial
130	1-Story Department Store	Commercial
131	2-Story Department Store	Commercial
140	Grocery Store	Commercial
141	Supermarkets	Commercial
142	Convenience Store	Commercial
143	Convenience Store with Gas Sales	Commercial
144	Fruit Stand	Commercial
150	Regional Shopping Center	Commercial
151	Community Shopping Center	Commercial
152	Neighborhood Shopping Center	Commercial

Appendix E**Levee Capital and Maintenance Assessment (LCMA)****San Joaquin County Use Codes & Assessment Land Use Categories**

Use Code	County Description	Land Use Category / Sub-Category
153	Individual Parcel Within Regional Shopping	Commercial
154	Individual Parcel Within Community Center	Commercial
155	Individual Parcel within neighborhood Shopping	Commercial
156	Shopping Center Common Area	Commercial
170	1-Story Office Building	Commercial
171	2-Story Office Building	Commercial
172	3 or More Story Office Building	Commercial
173	Office Building with Residential Unit or Units	Commercial
180	Assisted Living Residence	Multi-Family Residential
181	Congregate Seniors Housing	Multi-Family Residential
182	Continuing Care Retirement Community	Multi-Family Residential
183	Skilled Nursing Facility	Multi-Family Residential
184	Specialty Home (Developmentally Disable)	Multi-Family Residential
190	Medical Offices	Commercial
191	Dental Offices	Commercial
192	Medical Dental Complex	Commercial
193	Veterinary Hospitals	Commercial
194	One-Story Office Condo	Commercial
195	Two-Story Office Condo	Commercial
196	Medical Office Condo	Commercial
197	Dental Office Condo	Commercial
200	Commercial Common Area – Non Shopping C	Commercial
201	Miscellaneous Multiple Uses – None Fully Dominant	Commercial
202	Commercial Use	Commercial
203	Animal Training Facility	Commercial
204	Day Care Center	Commercial
210	Restaurants	Commercial
211	Fast Food Restaurants	Commercial
212	Food Preparation – Take Out Only	Commercial
213	Cocktail Lounge – Bars	Commercial
214	Restaurant with Residential Unit or Units	Commercial
230	Walk-In Theaters	Commercial
231	Multiple Screen Theaters	Commercial
240	Banks	Commercial
250	Full Service Stations	Commercial
251	Self Service. Station (has no facilities)	Commercial
252	Service Station with Car Wash	Commercial
253	Truck Terminals	Commercial
254	Bulk Plants	Commercial
255	Self Service Station with Mini Mart	Commercial
256	Convenience Store (mini-mart) with gas station	Commercial
260	Auto Sales with Service Center	Commercial

Appendix E**Levee Capital and Maintenance Assessment (LCMA)****San Joaquin County Use Codes & Assessment Land Use Categories**

Use Code	County Description	Land Use Category / Sub-Category
261	Auto Sales without Service Center	Commercial
262	Used Car Lot	Commercial
263	Other Sales Centers (Trailers, mobile home	Commercial
270	Farm or CONTS. Machine Sales and Service	Commercial
271	Farm or CONTS. Machine Sales Only	Commercial
272	Farm or CONST. Machine Sales Only	Commercial
280	Auto and Truck Repairs and Accessories	Commercial
281	Specialty Shops (Tires, Brakes, Etc.)	Commercial
282	Car Wash	Commercial
283	Self Service Car Wash	Commercial
284	Laundry	Commercial
285	Auto Body Shop	Commercial
290	Retail Nursery	Commercial
291	Commercial/Wholesale Nursery	Commercial
296	Commercial	Commercial
300	Vacant Industrial Land Undeveloped	Open Space
301	Vacant Industrial Land – Developed With	Open Space - Developed
302	Vacant Industrial Land with Miscellaneous IMPS	Open Space - Developed
307	Potential Industrial Subdivision	Open Space
310	Light Manufacturing and Light Industrial	Industrial
311	Light Industrial and Warehousing	Industrial
312	Light Industrial Warehouse Multiple Tenants	Industrial
313	Industrial Condo	Industrial
314	Shop-Work Area with Small Office	Commercial
320	Warehousing – Active	Industrial
321	Warehousing – Inactive	Industrial
323	Warehousing – Yard	Industrial
324	Mini Storage Warehousing	Industrial
330	Lumber Mills	Industrial
331	Retail Lumber Yards	Industrial
332	Specialty Lumber Products (Mouldings, SA	Industrial
340	Packing Plants	Industrial
341	Cold Storage or Refrigerated Warehouse	Industrial
350	Fruit and Vegetable	Industrial
351	Meat Products	Industrial
352	Large Winery	Industrial
353	Small/Boutique Winery	Commercial
355	Other Food Processing	Industrial
360	Feed and Grain Mills	Industrial
361	Retail Feed and Grain Sales	Industrial
362	Stockyards	Industrial
363	AG Chemical Sales and/or Application	Industrial

Appendix E

Levee Capital and Maintenance Assessment (LCMA)

San Joaquin County Use Codes & Assessment Land Use Categories

Use Code	County Description	Land Use Category / Sub-Category
370	Heavy Industry	Industrial
371	Shipyards	Industrial
380	Mineral Processing	Industrial
381	Sand and Gravel – Shale	Industrial
390	Industrial Common Area	Industrial
391	Miscellaneous Industrial Multiple Uses – None Full	Industrial
392	Industrial Use (doesn't reasonably fit any	Industrial
393	Airport (private)	Commercial
400	Irrigated Orchard	Agricultural
401	Irrigated Orchard with Residence	Agricultural
410	Irrigated	Agricultural
411	Irrigated	Agricultural
420	Irrigated Vineyard	Agricultural
421	Irrigated Vineyard with Residence	Agricultural
450	Irrigated Row Crops	Agricultural
451	Irrigated Row Crops with Residence	Agricultural
460	Irrigated Pasture	Agricultural
461	Irrigated Pasture with Residence	Agricultural
462	Horse Ranch	Agricultural
463	Horse Ranch with Residence	Agricultural
470	Dairy	Agricultural
471	Dairy with Residence	Agricultural
480	Poultry Ranch	Agricultural
481	Poultry Ranch with Residence	Agricultural
490	Feed Lots	Agricultural
500	Dry Farm	Agricultural
501	Dry Farm with Residence	Agricultural
510	Dry Graze	Agricultural
511	Dry Graze with Residence	Agricultural
520	Non-Irrigated Vineyards	Agricultural
521	Non-Irrigated Vineyards with Residence	Agricultural
530	Specialty Farms	Agricultural
540	Agricultural	Agricultural
550	Tree Farm	Agricultural
551	Tree Farm (with or without residence)	Agricultural
570	Agricultural	Agricultural
590	Waste Lands	Open Space
591	Berms	Open Space
610	Swim Centers	Commercial
611	Recreational Centers	Commercial
612	Marina or Yachting	Commercial
613	Racquetball Club	Commercial

Appendix E**Levee Capital and Maintenance Assessment (LCMA)****San Joaquin County Use Codes & Assessment Land Use Categories**

Use Code	County Description	Land Use Category / Sub-Category
614	Tennis Club	Commercial
615	Private Campground or Resort	Commercial
620	Privately Owned Dance Halls	Commercial
630	Bowling Alleys	Commercial
631	Arcades and Amusement Centers	Commercial
632	Skating Rink	Commercial
640	Clubs, Lodge Halls	Commercial
650	Privately Owned Auditoriums and Stadiums	Commercial
660	18-Hole Public Golf Course	Open Space
661	9-Hole Public Golf Course	Open Space
662	Country Club	Open Space
664	Driving Range	Open Space
670	Privately Owned Race Tracks	Commercial
680	Non-Profit Organizations Camps (Boy Scouts, Etc.)	Commercial
690	Privately Owned Parks	Open Space
710	Church, Synagogue or Temple	Commercial
711	Other Church Property	Commercial
720	Private School	School
721	Parochial School	School
722	Special School	School
730	Private Colleges	School
740	Full Service Hospital	Commercial
742	Clinic	Commercial
760	Orphanages	Commercial
770	Cemeteries (non-profit)	Open Space
771	Mortuaries and Funeral Homes	Commercial
772	Cemetery Taxable (profit)	Open Space
810	SBE valued	Open Space - Developed
811	Utility Water Company	Open Space
812	Mutual Water Company	Open Space
813	Cable TV	Open Space
814	Radio and TV Broadcast Site	Open Space
815	Pipeline Right-Of-Way	Open Space
816	Open Space	Open Space
850	Right-Of-Way	Open Space
851	Private Road	Open Space - Developed
860	Well Site	Open Space
861	Tank Site	Open Space
862	Springs and Other Water Sources	Open Space
870	Rivers and Lakes	Open Space
890	Parking Lots – Fee	Open Space - Developed
891	Parking Lots – No Fee	Open Space - Developed

Appendix E**Levee Capital and Maintenance Assessment (LCMA)****San Joaquin County Use Codes & Assessment Land Use Categories**

Use Code	County Description	Land Use Category / Sub-Category
892	Parking Garages	Commercial
900	Vacant Federal Lands	Open Space
901	Federal Buildings	Commercial
902	Military Installation	Commercial
903	Miscellaneous Federal Property	Commercial
910	Vacant State Lands	Open Space
911	State Buildings	Commercial
912	State Shops & Yards	Commercial
913	State Parks and Other Recreational Facilities	Open Space - Developed
914	State Schools, Colleges	School
916	Miscellaneous State Property	Commercial
920	Vacant County Land	Open Space
921	County Buildings	Commercial
923	County Parks and Other Recreational Facilities	Open Space
924	County Hospitals	Commercial
925	Miscellaneous County Property	Commercial
930	Vacant City Lands	Open Space
931	City Buildings	Commercial
932	City Shops and Yard	Commercial
933	City Parks and Other Recreational Facilities	Open Space
934	Municipal Utility Prop. (reservoirs, sewer pipeline)	Open Space - Developed
935	Parking Lots – Garages	Open Space - Developed
936	Municipal Airports	Commercial
937	Miscellaneous City Property	Commercial
940	School District Properties	Commercial
941	Fire Districts	Commercial
942	Flood Control District Property	Open Space
943	Water District Property	Open Space
944	Miscellaneous District property	Open Space
950	Public Owned Land – Non- Taxable	Open Space
951	Public Owned Land – Taxable [Section 11]	Open Space
1000	Calaveras AG	Agricultural
1001	Stanislaus AG	Agricultural
1002	Blended	Blended

Source: ParcelQuest, San Joaquin County

San Joaquin Area Flood Control Agency

Levee Construction and Maintenance Assessment (LCMA)

Appendix F

*List of Parcels and FY 2023/24 Assessment Roll
(Under Separate Cover)*



San Joaquin Area Flood Control Agency

Date: March 16, 2023

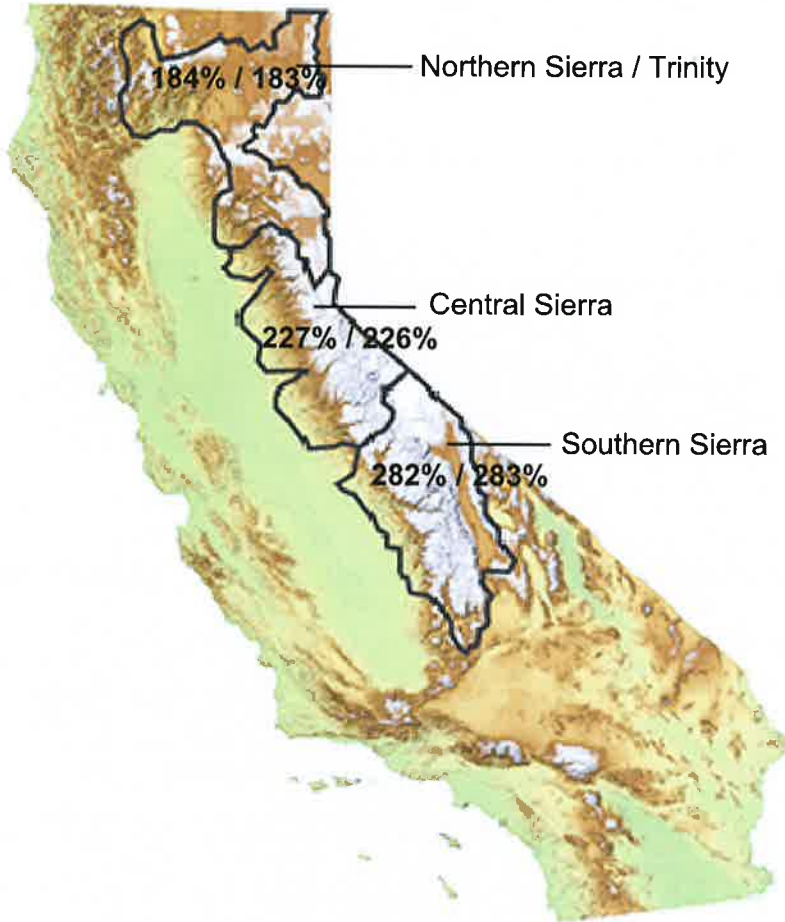
Exhibit I



STATEWIDE SNOW WATER CONTENT

CURRENT REGIONAL SNOWPACK FROM AUTOMATED SNOW SENSORS

% of April 1 Average / % of Normal for This Date



NORTH	
Data as of March 28, 2023	
Number of Stations Reporting	24
Average snow water equivalent (Inches)	54.6
Percent of April 1 Average (%)	184
Percent of normal for this date (%)	183

CENTRAL	
Data as of March 28, 2023	
Number of Stations Reporting	47
Average snow water equivalent (Inches)	59.8
Percent of April 1 Average (%)	227
Percent of normal for this date (%)	226

SOUTH	
Data as of March 28, 2023	
Number of Stations Reporting	28
Average snow water equivalent (Inches)	61.7
Percent of April 1 Average (%)	282
Percent of normal for this date (%)	283

STATE	
Data as of March 28, 2023	
Number of Stations Reporting	99
Average snow water equivalent (Inches)	59.1
Percent of April 1 Average (%)	228
Percent of normal for this date (%)	227

Statewide Average: 228% / 227%

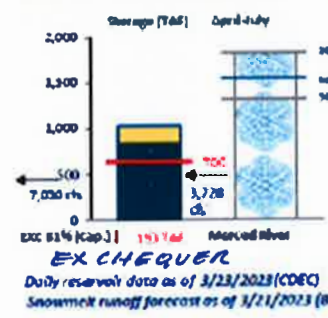
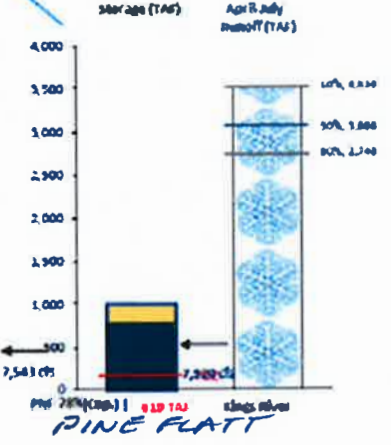
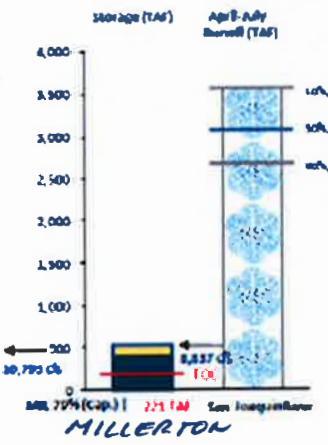
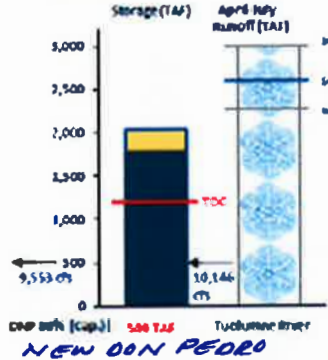
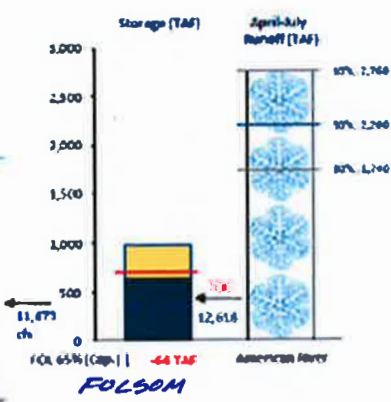
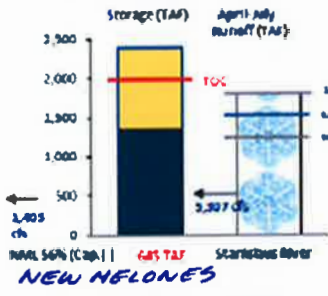
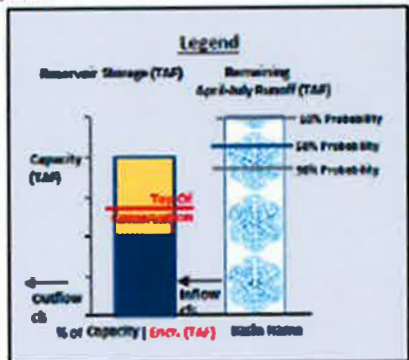
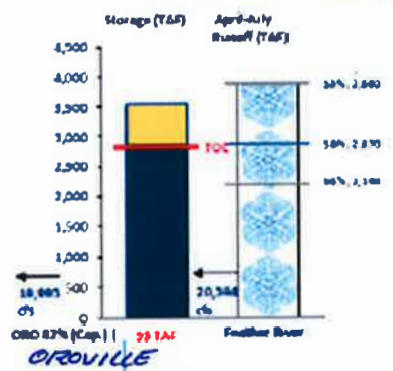
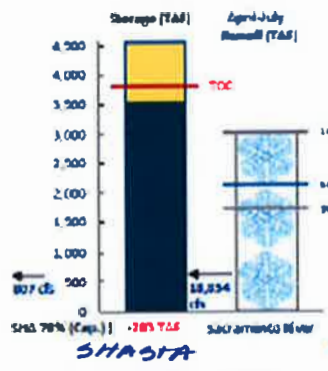
Data as of March 28, 2023

Exhibit J



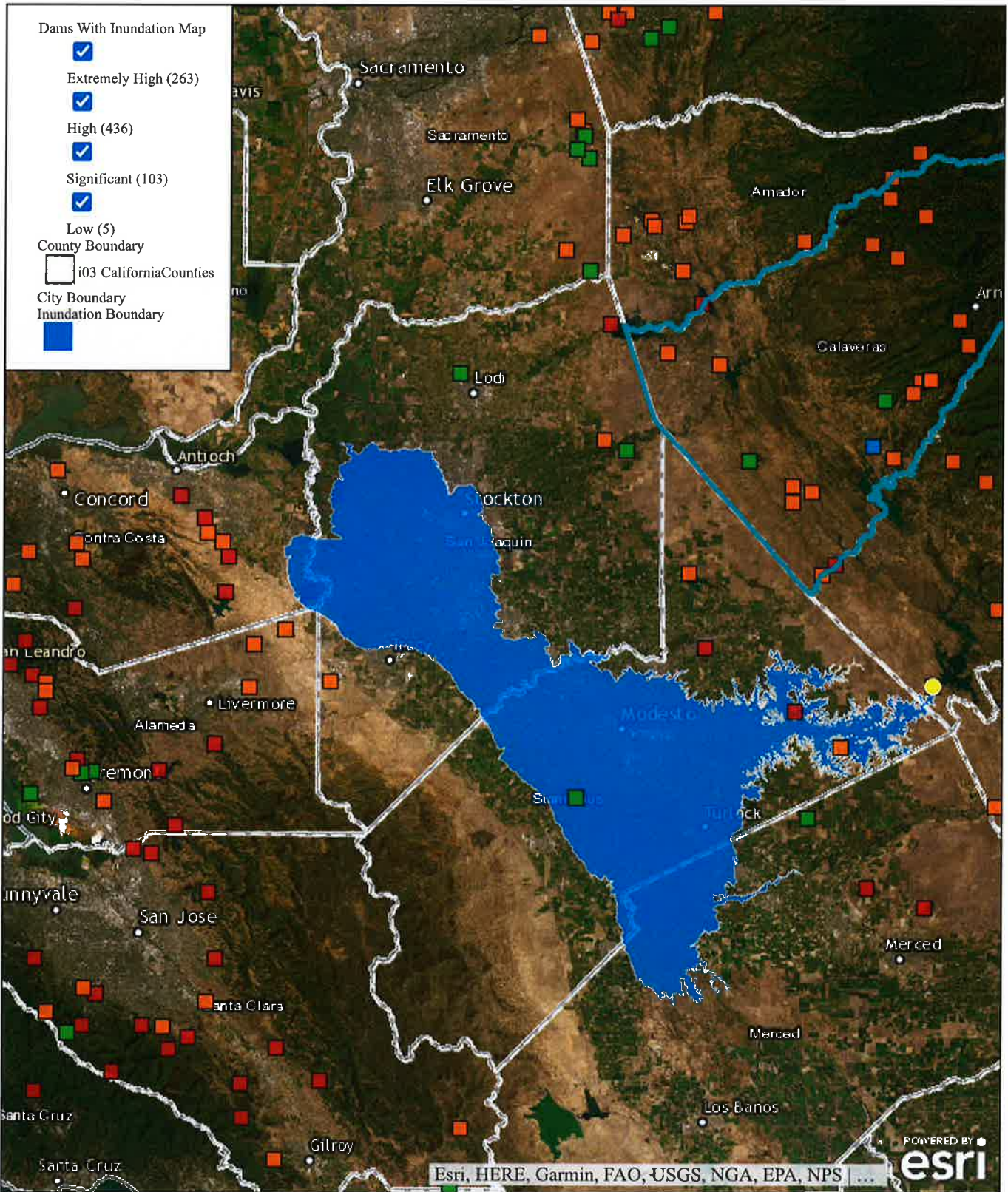
Reservoir Conditions and Snowmelt

Reservoir Conditions and A-J Runoff as of 3/22/2023



Daily reservoir data as of 3/23/2023 (CDEC)
 Snowmelt runoff forecast as of 3/21/2023 (8-1200P)

Exhibit K



POWERED BY **esri**

Esri, HERE, Garmin, FAO, USGS, NGA, EPA, NPS ...



Datum: WGS 1984 Projection: Mercator Auxiliary
 Zone: Units: Mile
 Source:

Prepared By:	Figure:
Job No.:	Date:
File:	

Exhibit L

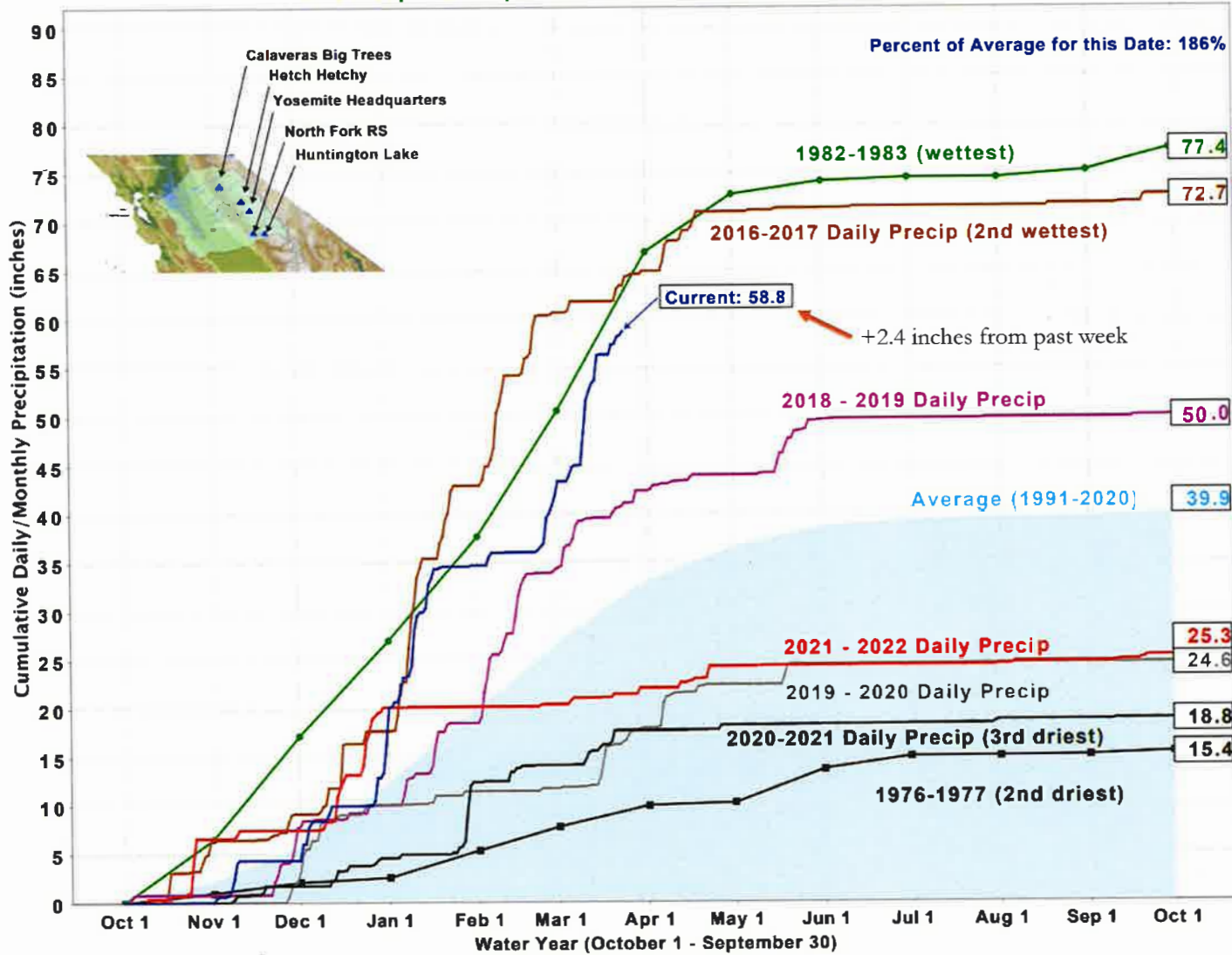
CALIFORNIA DEPARTMENT OF WATER RESOURCES

San Joaquin Hydrologic Region Flood Coordination Meeting Weather and Hydrology

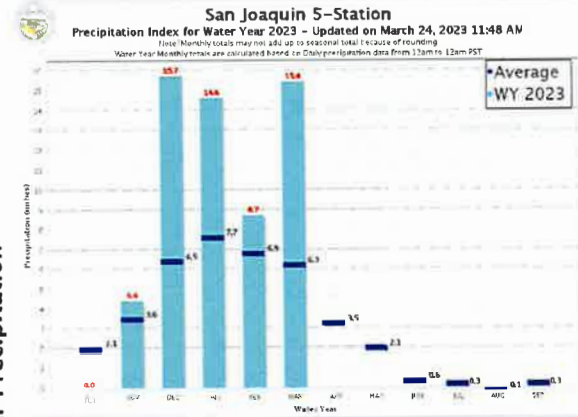
March 24, 2023



San Joaquin Precipitation: 5-Station Index, March 24, 2023



March precip to date = 244% of avg



Total Water Year Precipitation

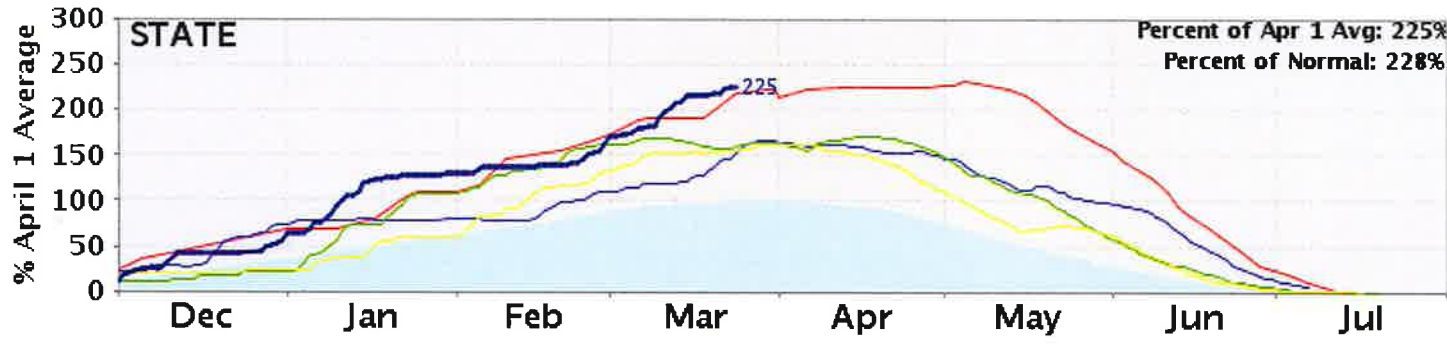
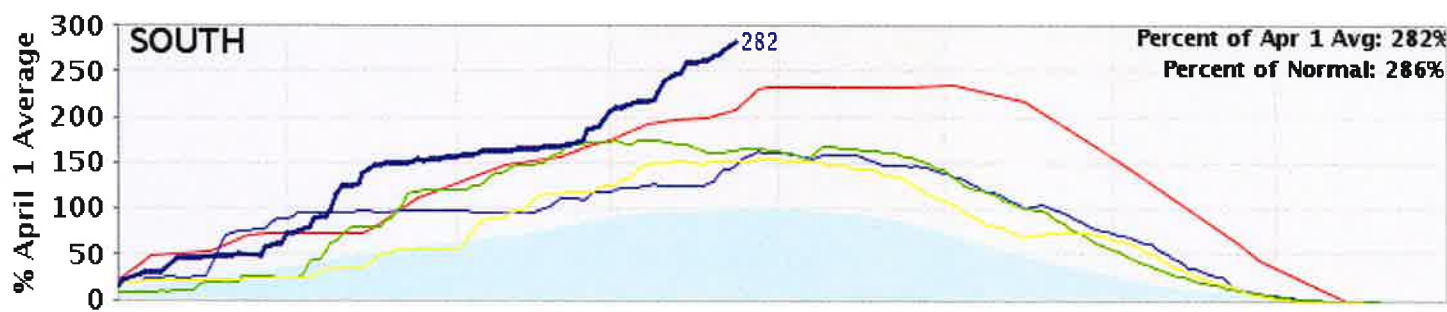
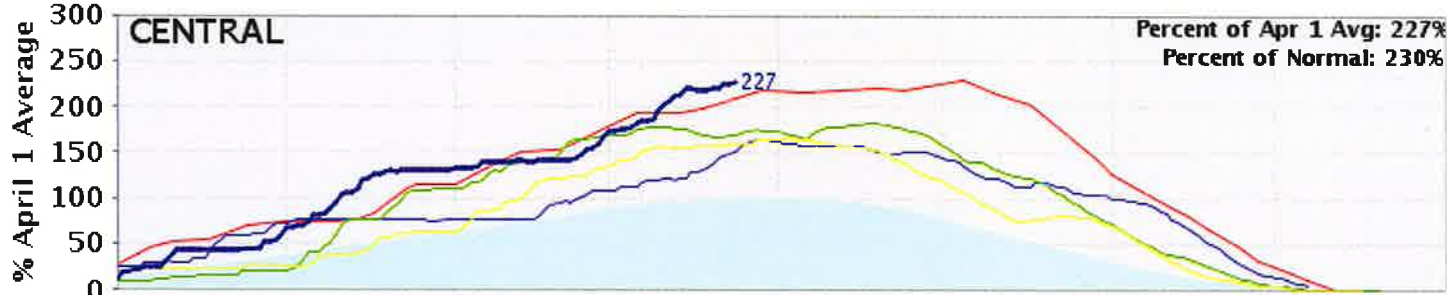
Wettest March's on record dating back to WY1913

WY	March 5SI (inches)
1995	19.53
1991	18.98
1983	16.31
2023	15.4
2018	15.3
1938	15.0

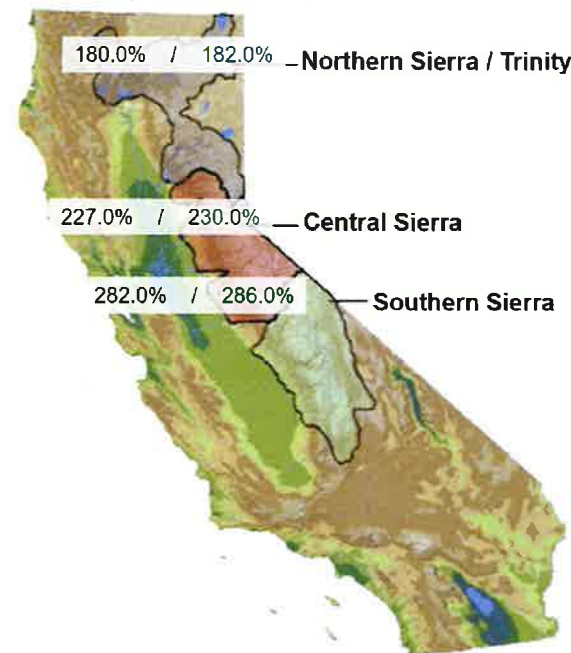
CA Snow Water Content - Percent of April 1 Average For: 24-Mar-2023

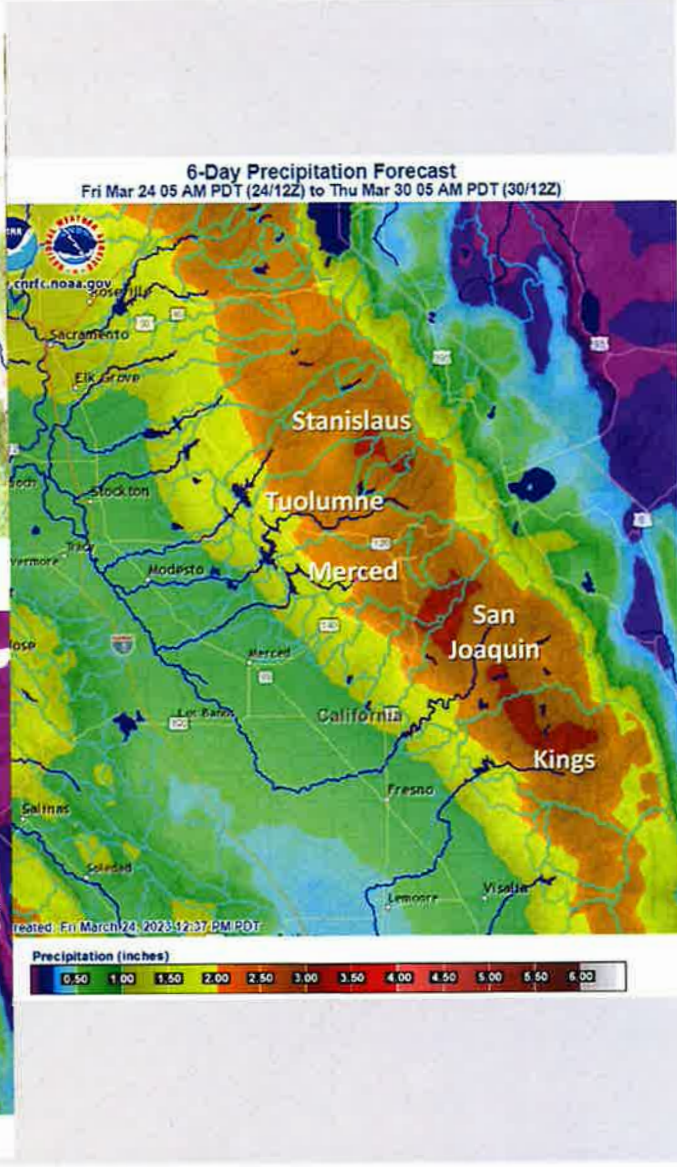
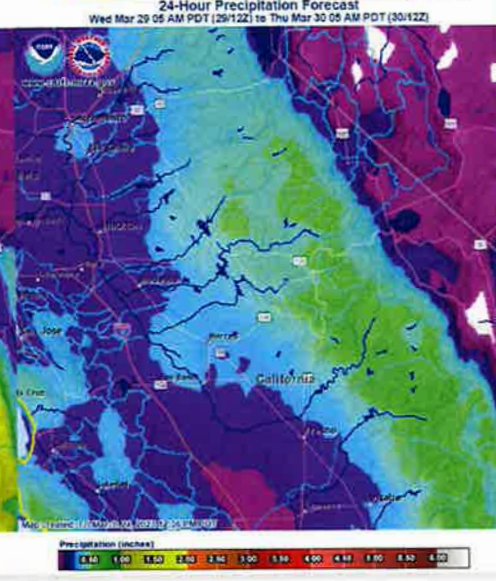
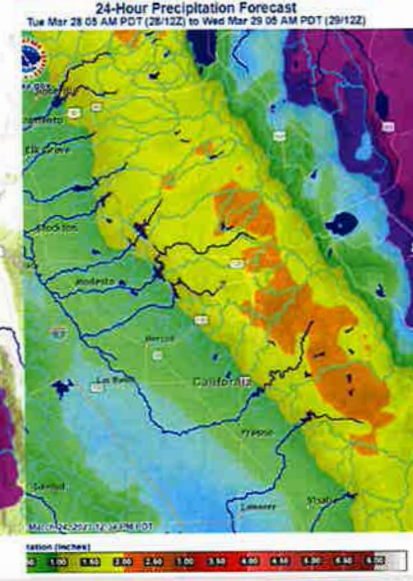
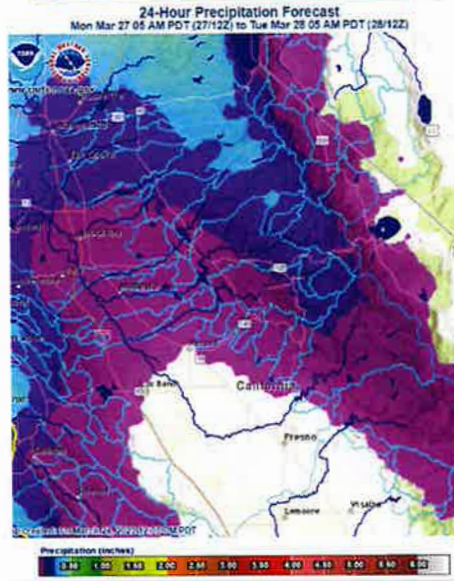
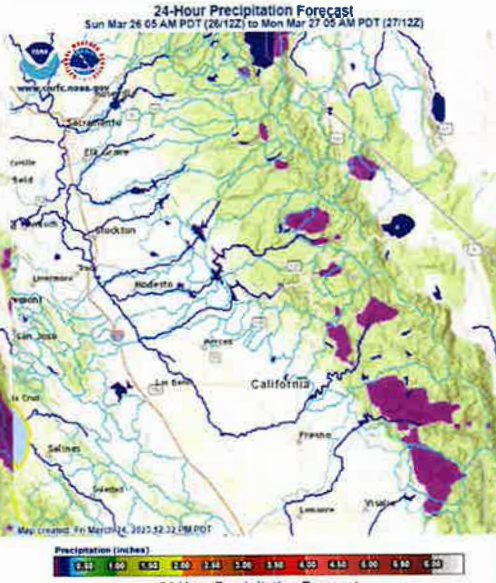
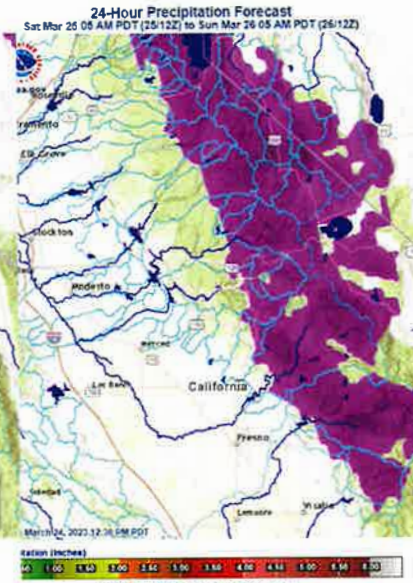
Data For: 24-Mar-2023

% Apr 1 Avg. / % Normal for this Date



Average — 1982-1983 (max) — 2010-2011 — 2016-2017 — 2018-2019 — 2022-2023 (current)

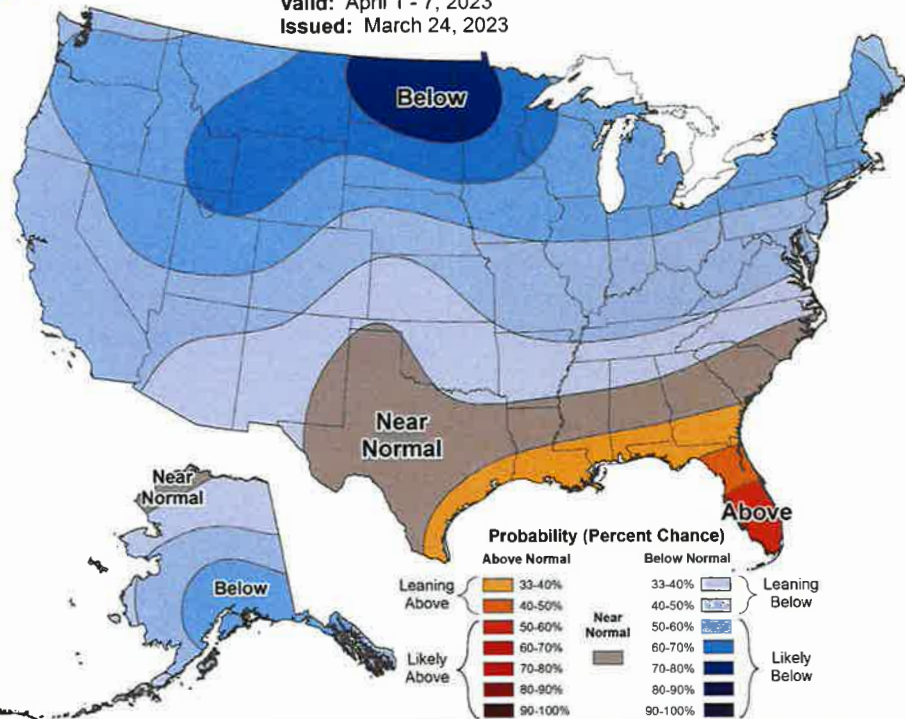




Climate Prediction Center 8-14 Day Outlook

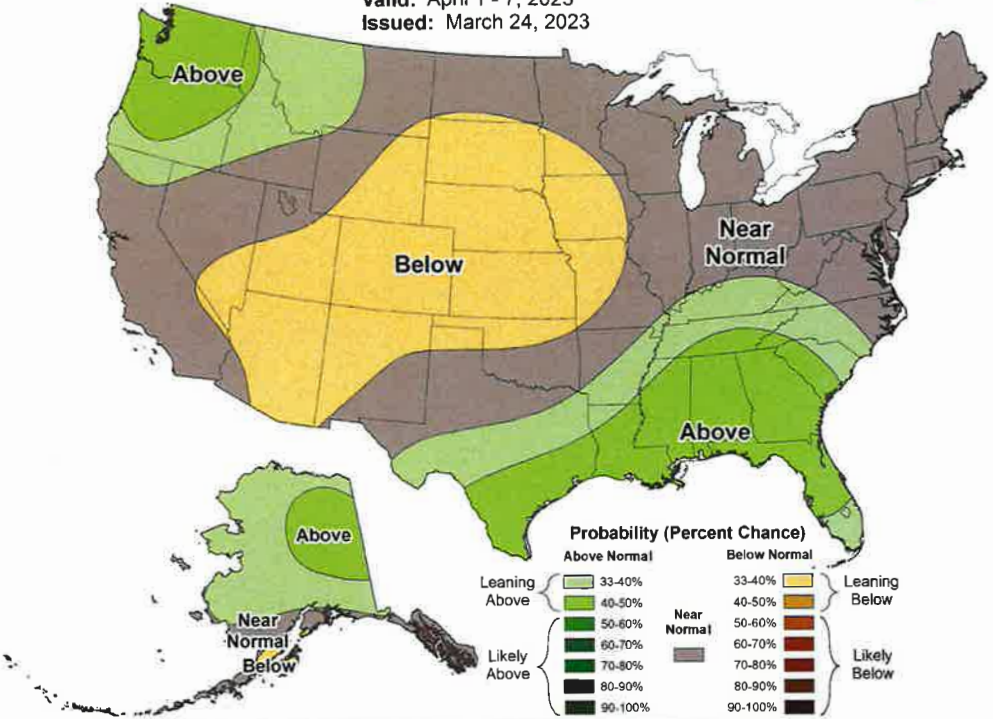
8-14 Day Temperature Outlook

Valid: April 1 - 7, 2023
 Issued: March 24, 2023



8-14 Day Precipitation Outlook

Valid: April 1 - 7, 2023
 Issued: March 24, 2023

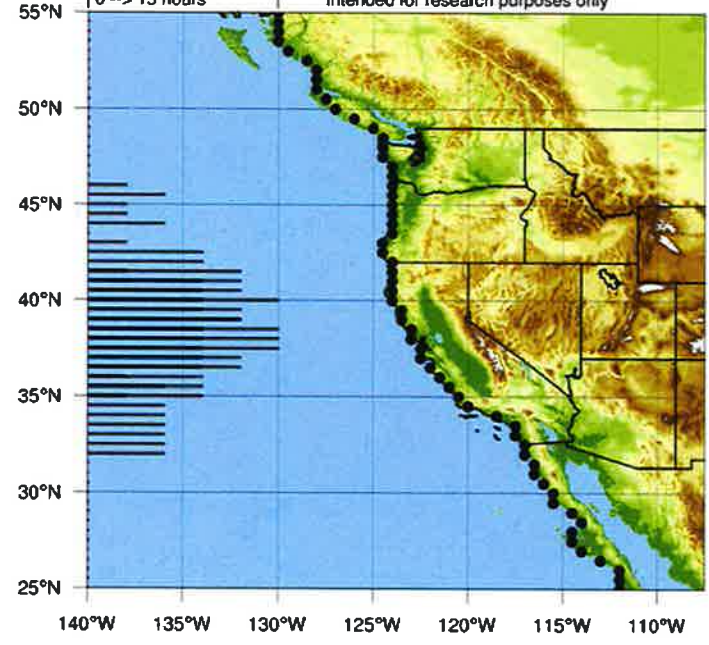
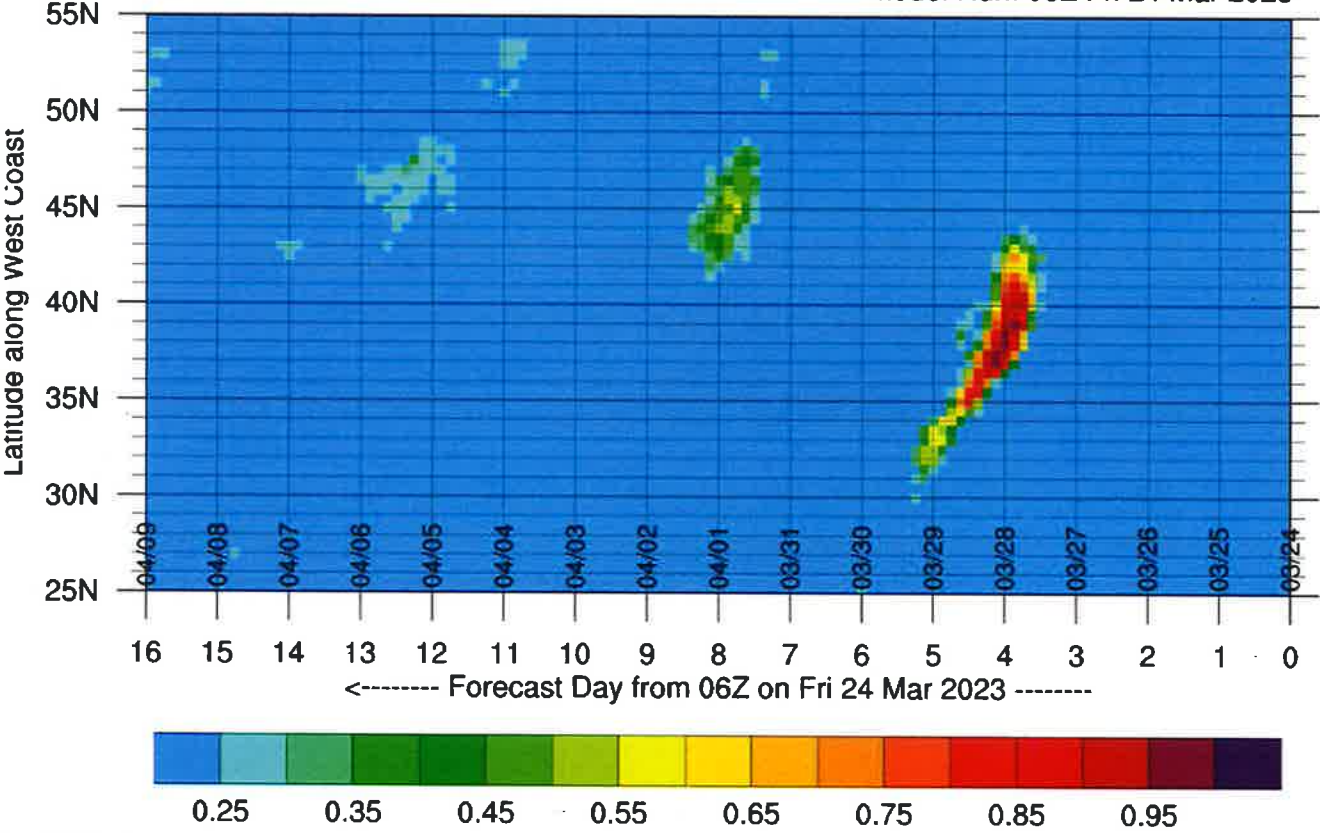


Atmospheric River Landfall Tool

16-d GEFSv12 Prob of IVT > 250 kg/(ms)

Model Run: 06Z Fri 24 Mar 2023

Hours >99%, >75%, >50%
 0 -> 15 hours
 Forecasts support FIRO/CA-AR Program
 Intended for research purposes only



Atmospheric River Scale

Transect Location:

Coastal ▾

Location:

37°N, 122.5°W ▾

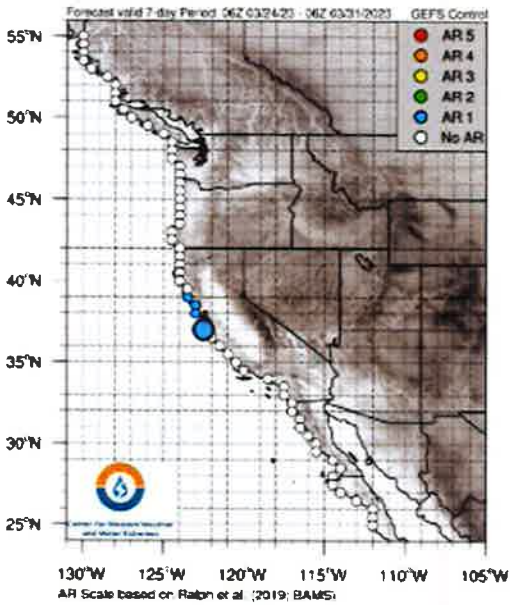
Model:

U.S. National Model (GEFS) ▾

AR Scale Calculated by:

Control Forecast ▾

Maximum Forecast AR Scale



GEFS AR Scale & IVT Analysis/Forecast Initialized 06Z Fri 03/24/23

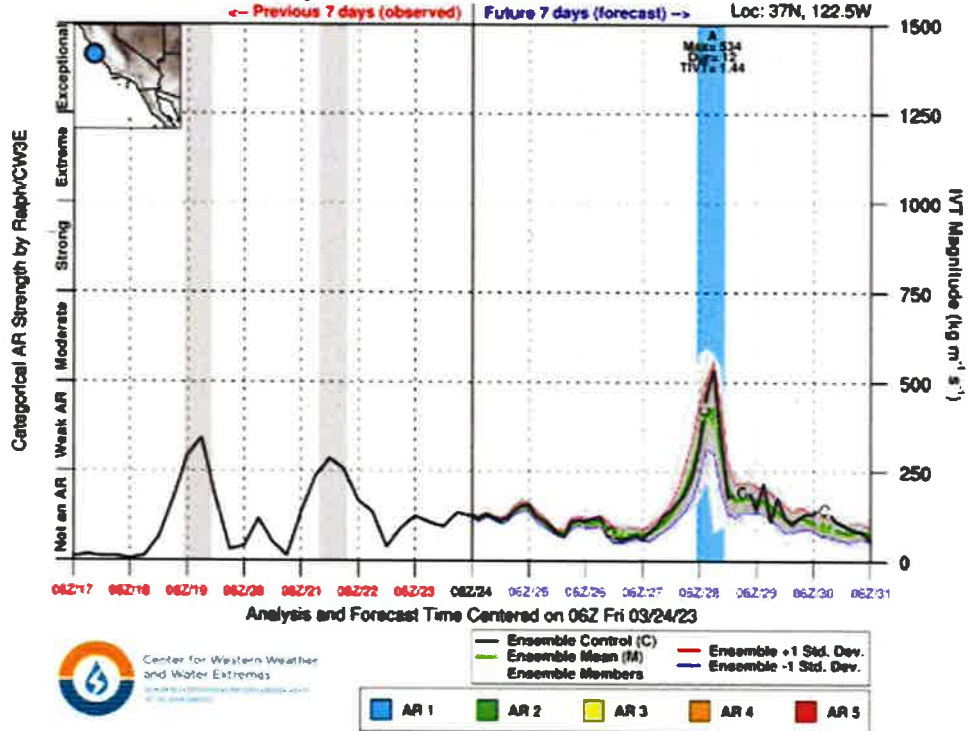
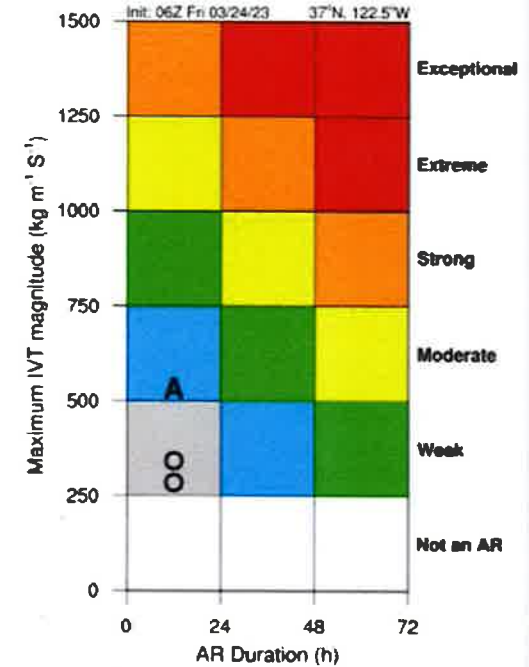


Image created: 12 UTC 03/24/2023



More information: <http://ccwr.ucsd.edu> AR Scale based on Ralph et al. (2019), BAMS; contact M. Ralph

AR Scale



Aerial Remote Sensing of Snow (ARSS) Program

TUOLUMNE RIVER BASIN
MARCH 16-17, 2023 SURVEY

Survey Date: March 16-17, 2023
Survey # of Water Year 2023: 3
Report Delivery Date: March 20, 2023

Full basin SWE: 2501 ± 62 TAF
Change in SWE since March 3, 2023: + 556 TAF
Estimated snowline: 3500 feet

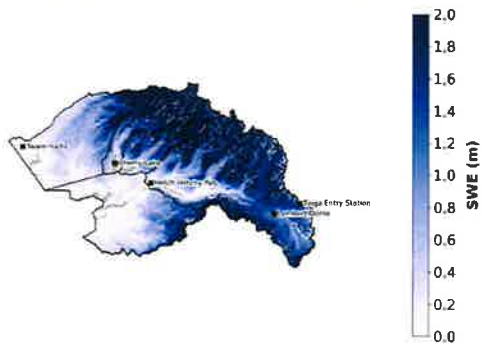


Figure 1. Spatial distribution of SWE depth (m).

Table 1. Estimated SWE volume (TAF) for the full Tuolumne River basin and subbasins for the current survey and the previous surveys on January 24-25 and March 2-3.

Basin	Estimated SWE (TAF) January 24-25	Estimated SWE (TAF) March 2-3	Estimated SWE (TAF) March 16-17
Full Basin	1442	1945	2501
Uncertainty Range	1399 - 1485	1887 - 2003	2439 - 2563
Cherry	237	312	389
Eleanor	122	167	218
Hetch Hetchy	782	996	1339
North Fork	169	256	320
South Fork	132	214	235

TUOLUMNE RIVER BASIN
MARCH 16-17, 2023 SURVEY

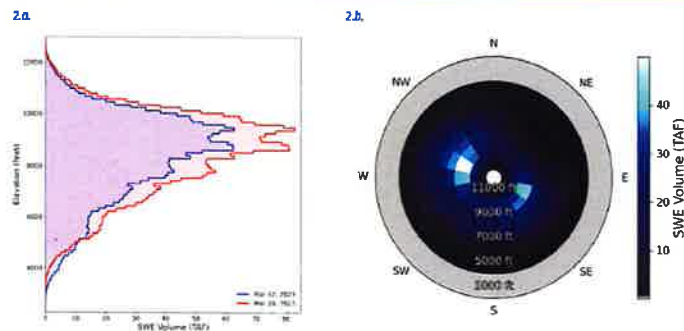


Figure 2.a. Distribution of SWE volume (TAF) across elevations. Red represents the March 16-17 survey, blue represents the March 2-3 survey. Figure 2.b. Distribution of SWE volume (TAF) by aspect and elevation for the March 16-17 survey. See Figure 7 and Figure 8 for more descriptive plots.

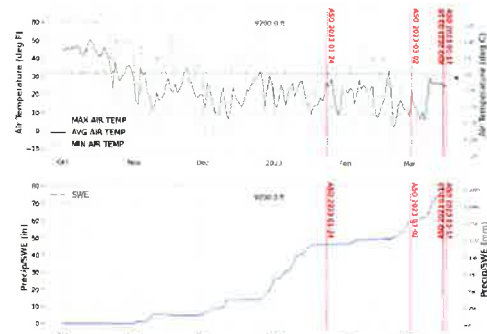
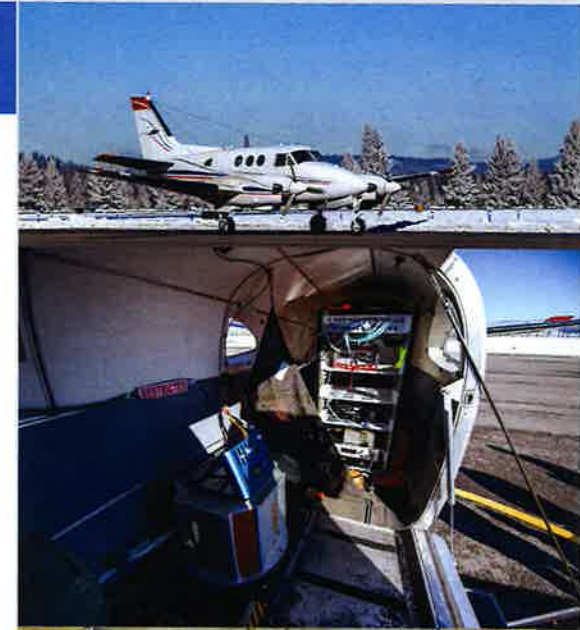
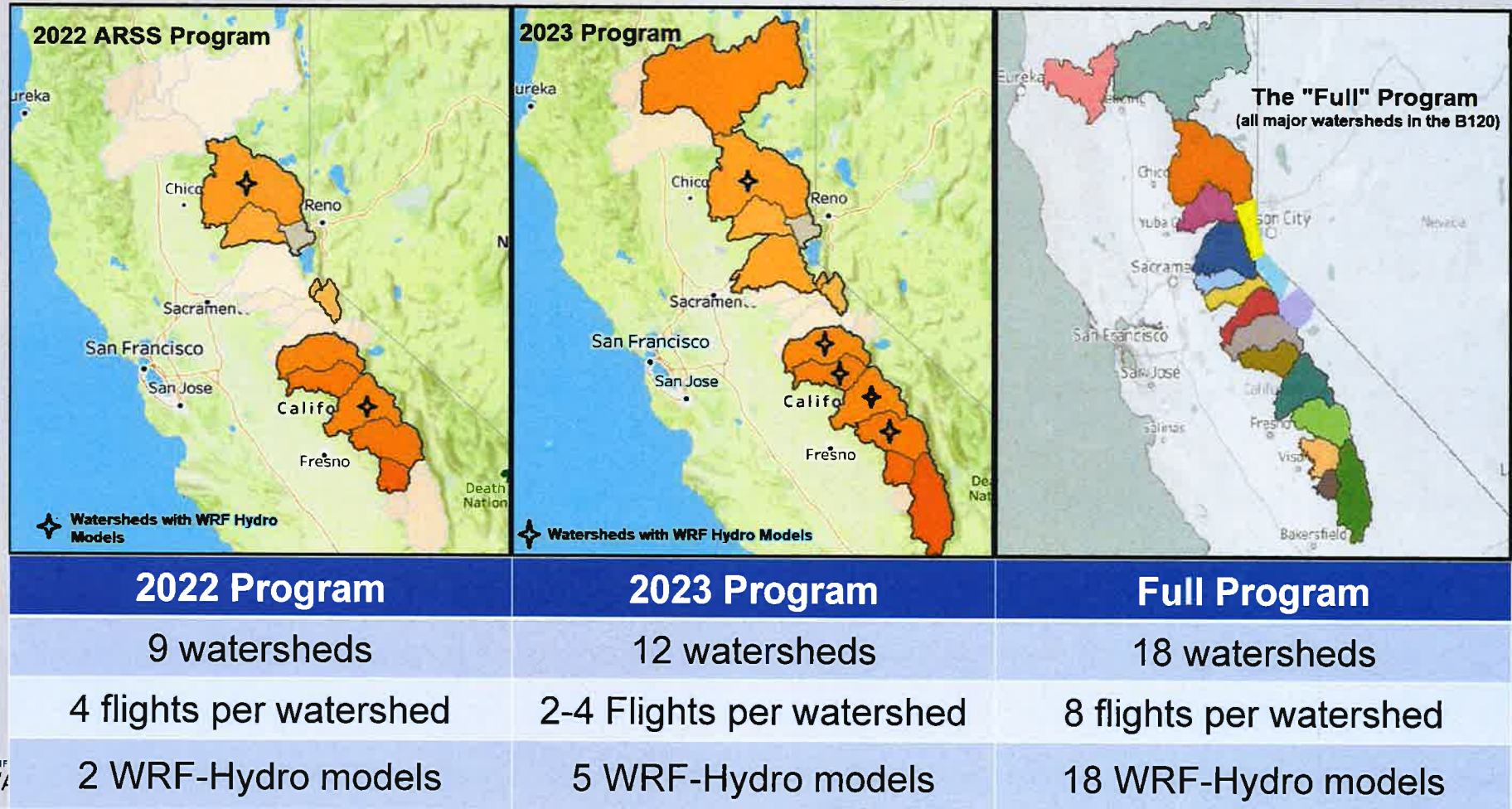


Figure 3. Daily meteorological conditions at Slide Canyon (SL) (elevation 9200 ft). Note: the raw daily data shown has been downloaded directly from CDEC and has not been quality checked. There may be noise or incorrect data present. Precipitation data will only be shown if the featured station records it, and the air temperature plot shows daily max, mean, and min values. ASO surveys are marked with red vertical lines.



Growing the ARSS Program



ASO + M3Works Modeling as of March 21

Tuolumne
 Basinwide SWE = 2.6 MAF
 Last ASO flight: March 16-17
 Next ASO flight: last week of April

Merced
 Basinwide SWE = 1.5 MAF
 Last ASO flight: March 3
 Next ASO flight: March 27

San Joaquin
 Basinwide SWE = 3.6 MAF
 Last ASO flight: March 17-18
 Next ASO flight: mid-April

Kings
 Basinwide SWE = 3.6 MAF
 Last ASO flight: March 16-17
 Next ASO flight: April 1-2

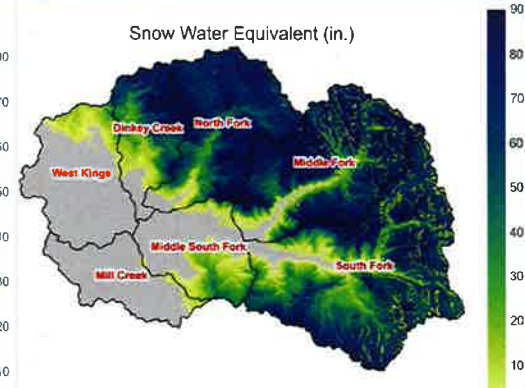
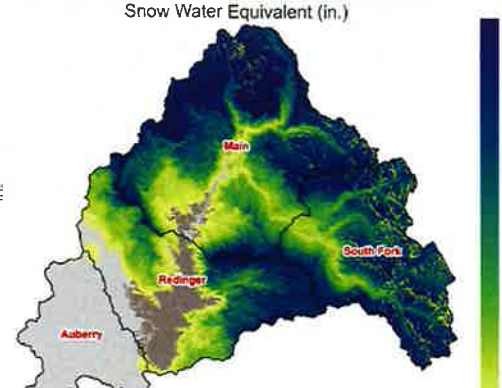
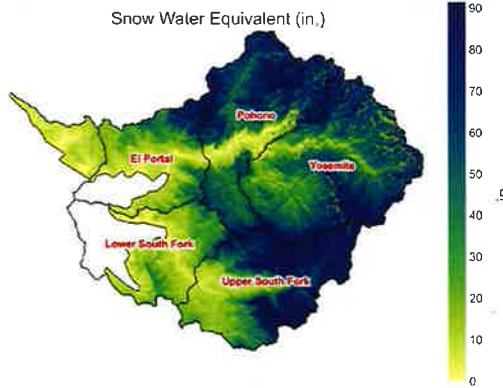
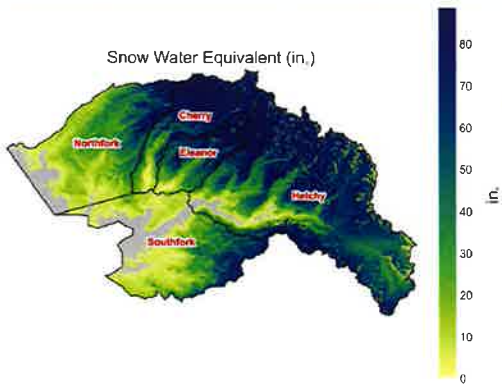
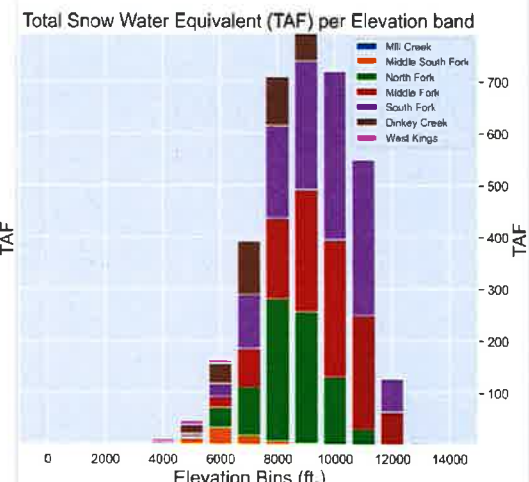
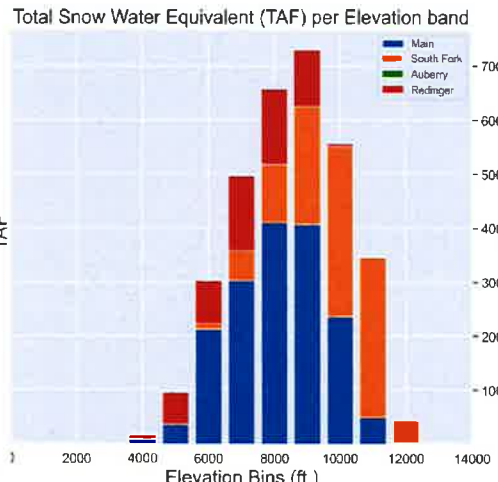
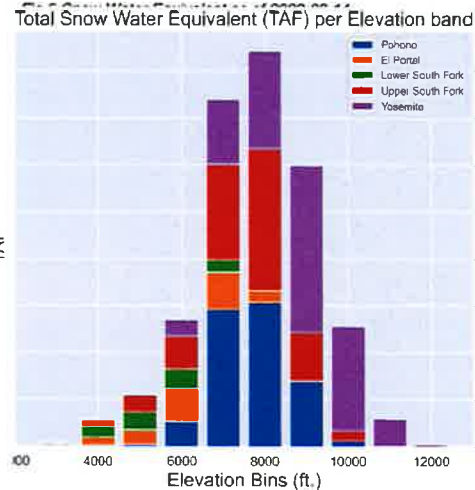
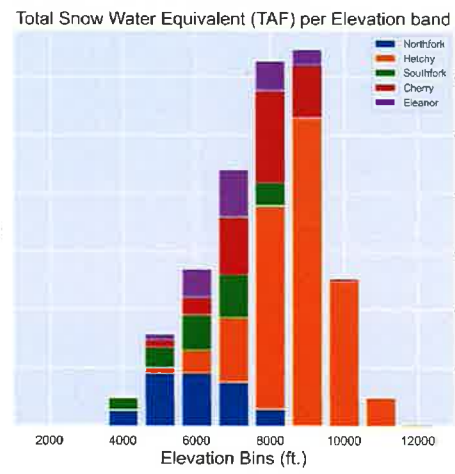
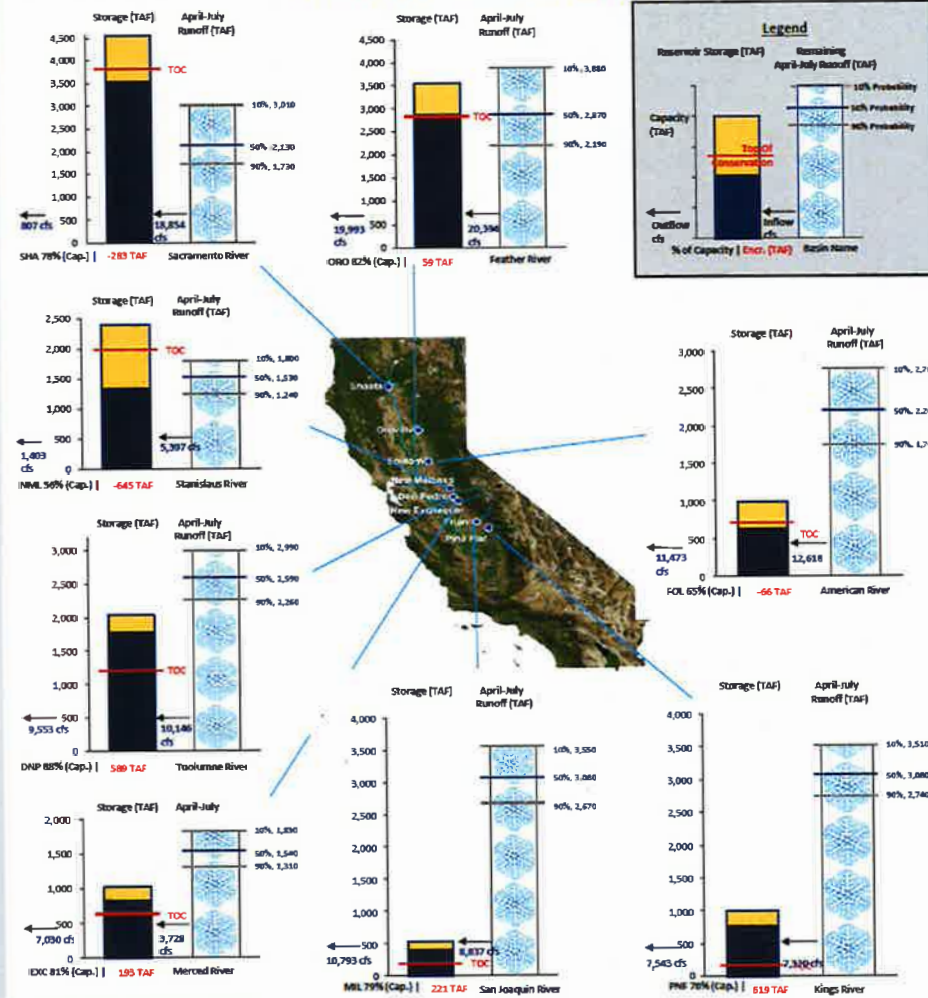


Fig.5 Snow Water Equivalent as of 2023-03-17



Reservoir Conditions and Snowmelt

Reservoir Conditions and A-J Runoff as of 3/22/2023



KINGS RIVER - PINE FLAT RESERVOIR (PFTC1)

Latitude: 36.82° N Longitude: 119.33° W
Location: Fresno County in California
Plot Type: Full Natural Flow

Elevation: 615 Feet
River Group: San Joaquin

Issuance Time: Mar 24 2023 at 1:38 PM PDT

Next Issuance: Mar 25 2023 at 9:00 AM PDT

Monitor Stage: N/A

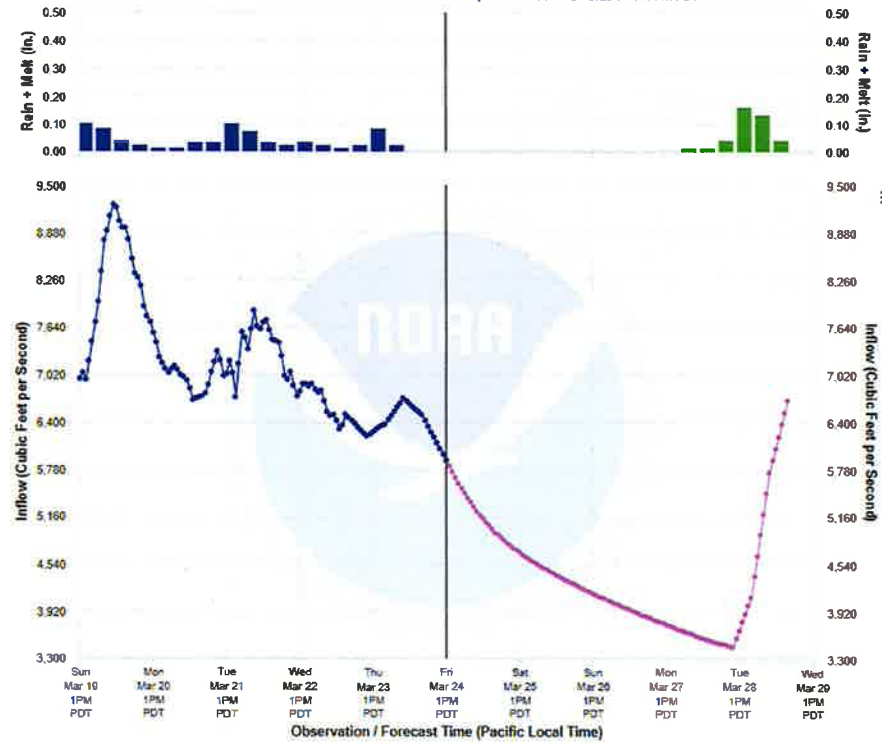
Flood Stage: N/A

Plot Type: **Deterministic Forecast**

[Export Graph as PNG Image](#)

**Kings River - Pine Flat Lake (PFTC1)
Reservoir Inflow Plot**

Forecast Posted: 03/24/2023 at 1:20 PM PDT • Graphic Created: 03/24/2023 at 1:41 PM PDT



NOAA / NWS / California Nevada River Forecast Center • California Department of Water Resources
— Observed — Forecast — Guidance

SAN JOAQUIN RIVER - MILLERTON RESERVOIR (FRAC1)

Latitude: 37.00° N

Longitude: 119.69° W

Elevation: 581 Feet

Location: Fresno County in California

River Group: San Joaquin

Plot Type: Full Natural Flow

Issuance Time: Mar 24 2023 at 1:38 PM PDT

Next Issuance: Mar 25 2023 at 9:00 AM PDT

Monitor Stage: N/A

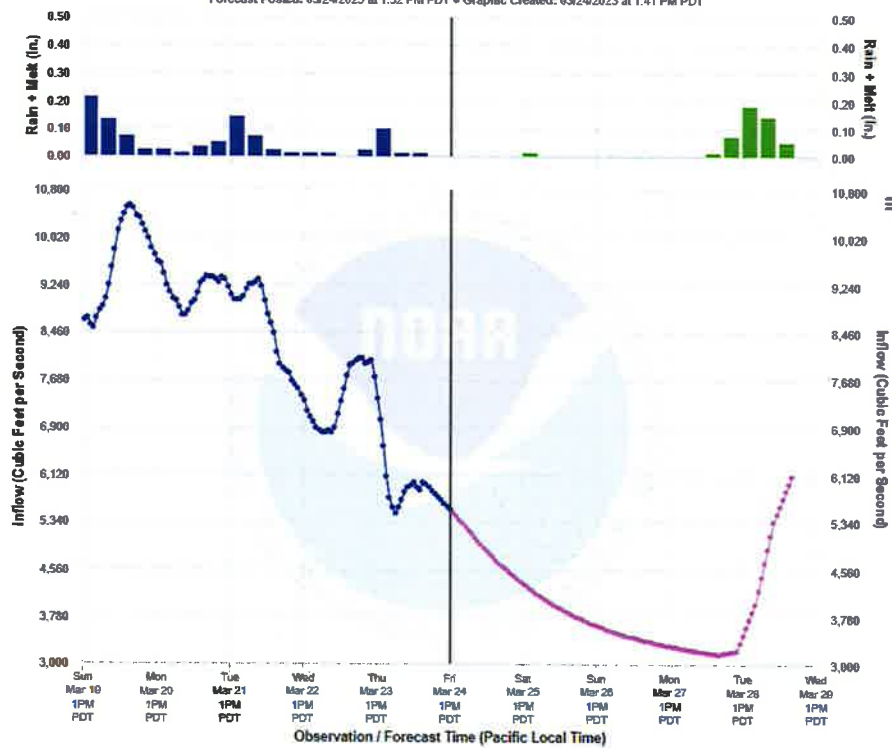
Flood Stage: N/A

Plot Type:

San Joaquin River - Millerton Lake (FRAC1)

Reservoir Inflow Plot

Forecast Posted: 03/24/2023 at 1:32 PM PDT • Graphic Created: 03/24/2023 at 1:41 PM PDT



NOAA / NWS / California Nevada River Forecast Center • California Department of Water Resources

—●— Observed —■— Forecast —◆— Guidance

MERCED RIVER - EXCHEQUER RESERVOIR (EXQC1)

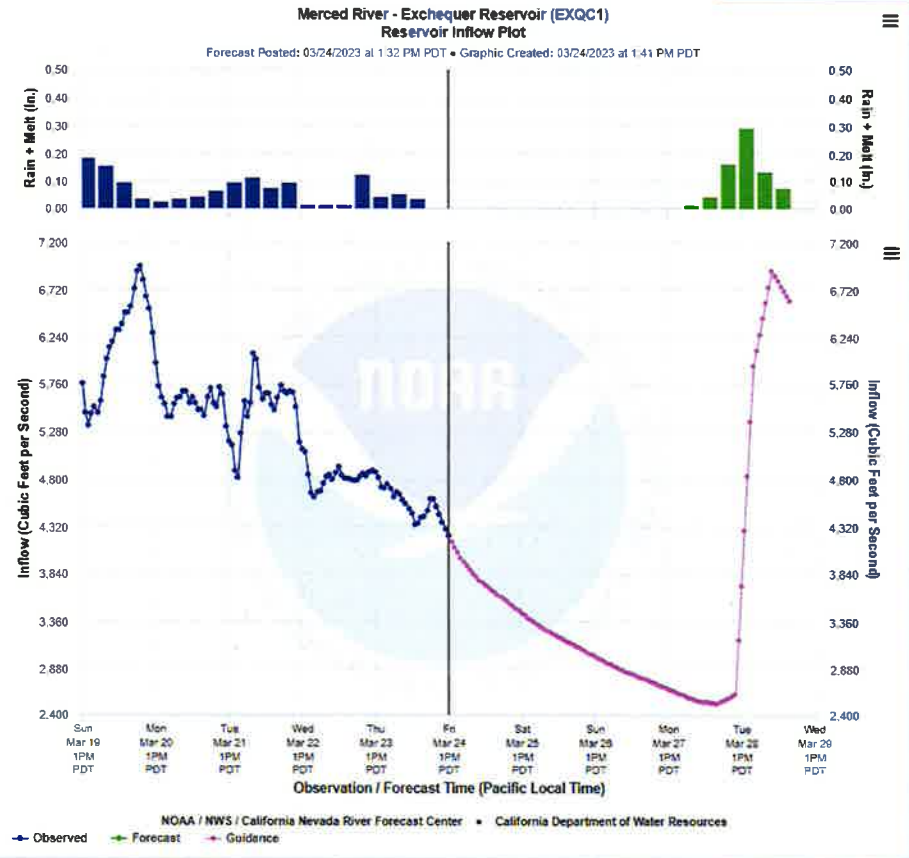
Latitude: 37.58° N Longitude: 120.27° W
 Location: Mariposa County in California
 Plot Type: Full Natural Flow

Elevation: 442 Feet
 River Group: San Joaquin

Issuance Time: Mar 24 2023 at 1:38 PM PDT
 Monitor Stage: N/A

Next Issuance: Mar 25 2023 at 9:00 AM PDT
 Flood Stage: N/A

Plot Type: Deterministic Forecast Export Graph as PNG Image



TUOLUMNE RIVER - NEW DON PEDRO RESERVOIR (NDPC1)

Latitude: 37.70° N Longitude: 120.42° W Elevation: 272 Feet
 Location: Tuolumne County in California River Group: San Joaquin
 Plot Type: Full Natural Flow

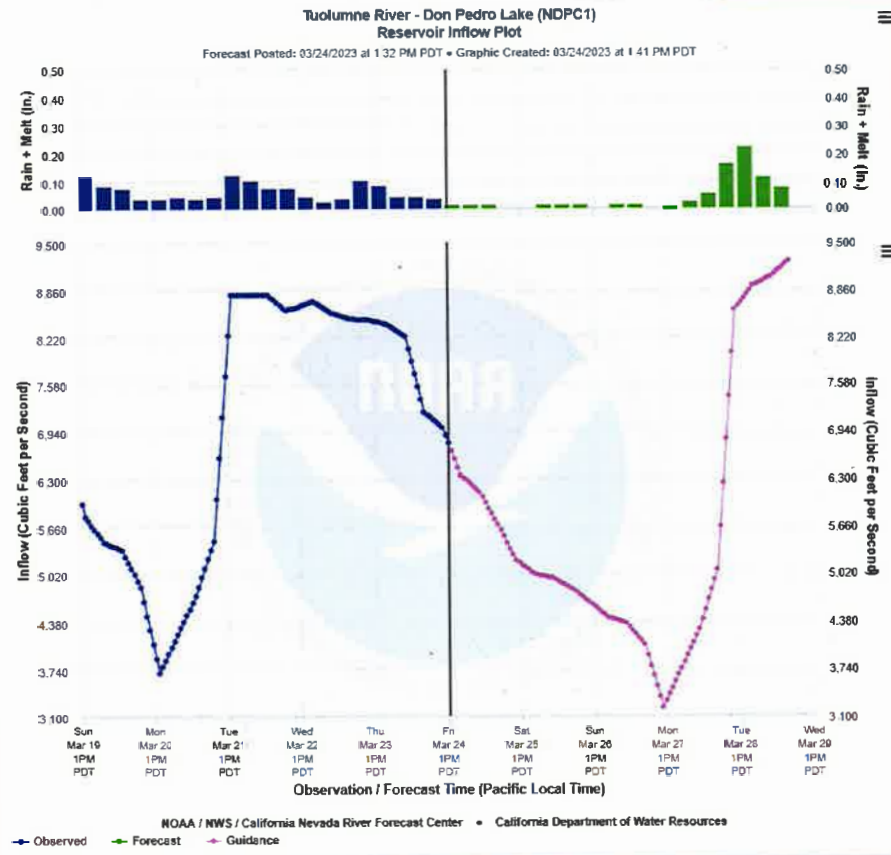
Issuance Time: Mar 24 2023 at 1:38 PM PDT

Next Issuance: Mar 25 2023 at 9:00 AM PDT

Monitor Stage: N/A

Flood Stage: N/A

Plot Type:



STANISLAUS RIVER - NEW MELONES RESERVOIR (NMSC1)

Latitude: 37.96° N Longitude: 120.52° W Elevation: 1400 Feet
 Location: Calaveras County in California River Group: San Joaquin
 Plot Type: Full Natural Flow

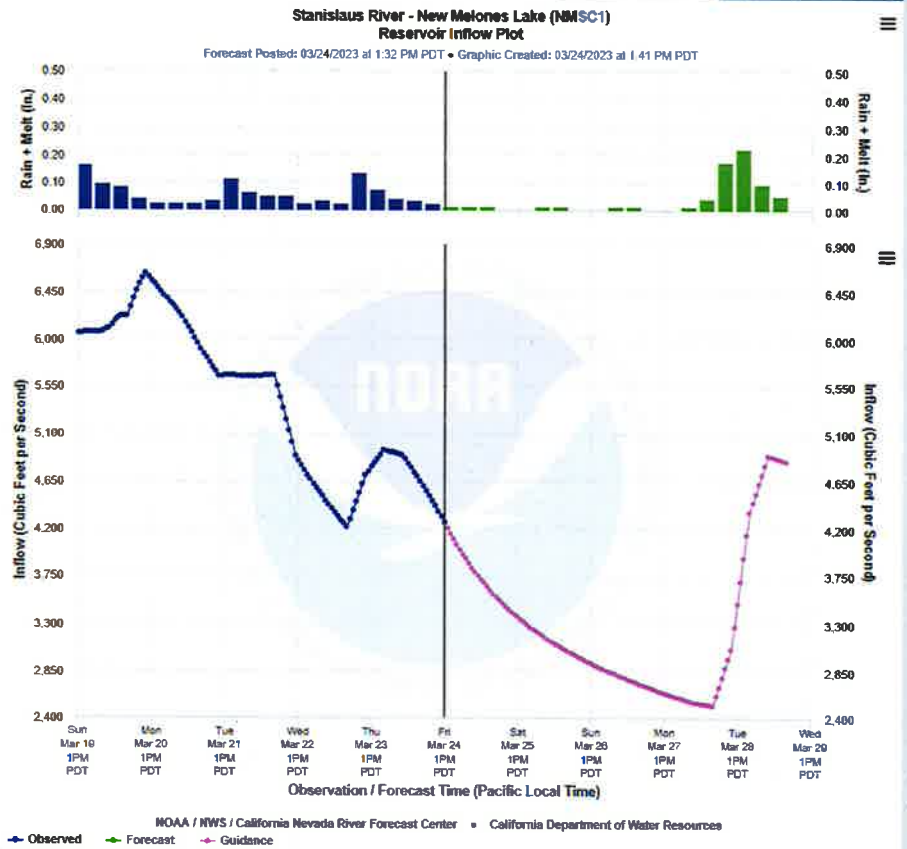
Issuance Time: Mar 24 2023 at 1:38 PM PDT

Next Issuance: Mar 25 2023 at 9:00 AM PDT

Monitor Stage: N/A

Flood Stage: N/A

Plot Type:



CALAVERAS RIVER - NEW HOGAN RESERVOIR (NHGC1)

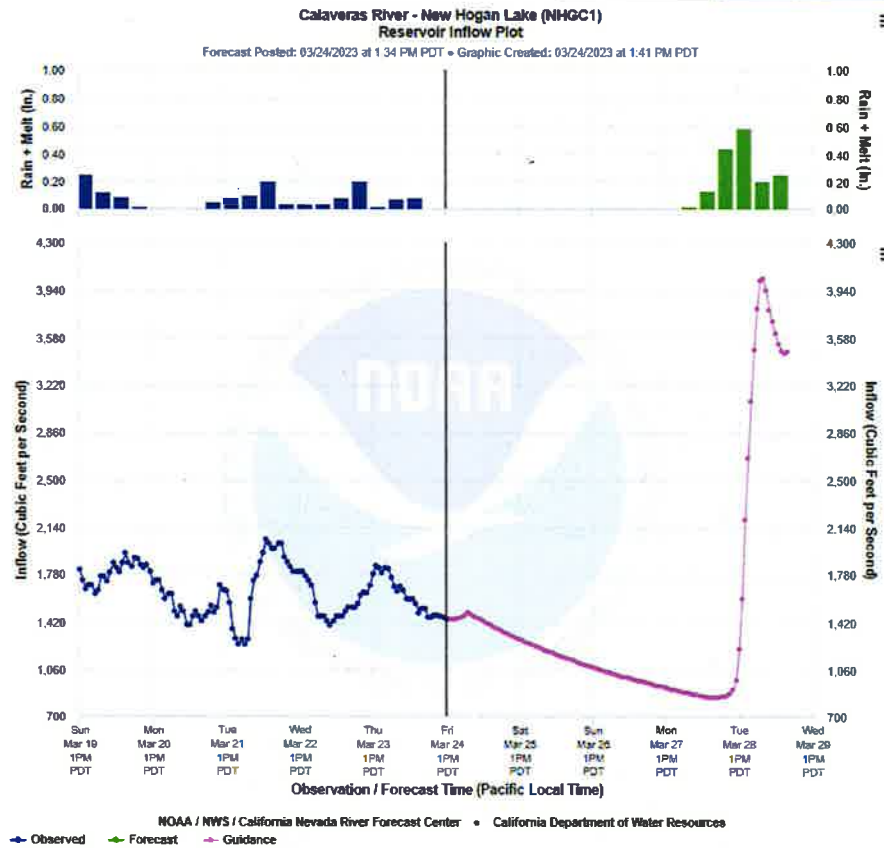
Latitude: 38.16° N Longitude: 120.81° W
 Location: Calaveras County in California
 Plot Type: Full Natural Flow

Elevation: 554 Feet
 River Group: San Joaquin

Issuance Time: Mar 24 2023 at 1:38 PM PDT
 Monitor Stage: N/A

Next Issuance: Mar 25 2023 at 9:00 AM PDT
 Flood Stage: N/A

Plot Type:



ITEM 11

RD 1614 Superintendent's Report
March 2023

3/30/2023

The month of March was a relatively cold and wet month . Storms persisted throughout the month leading to high run times on the pumps .The occasional breaks in the weather gave me an opportunity to perform maintenance on the pumps and make inspections of the levees system in our area of responsibility. I continued to reach out and make contact with a few neighbors to inform them of the advantages of rock slope protection (rip rap) on their property.

Pump Stations : My main focus on the pump station was to ensure reliability during the continued rainstorms by performing preventative maintenance on the pumps, controls system , air flow relief , sump inspections and removal of debris build up. All systems are performing well with few problems during the month. Rented generators were disconnected from the system and returned to the rental facility. Other light maintenance was performed on pump station grounds and district vehicles.

Levee inspection: Specific property and roadside inspections of the Levee system were performed . There was no change from last month and there were no outstanding issues to report. We are investigating a report of digging into the levee system years past that was not reported previously . I will report the findings of that inspection verbally at the trustee meeting since the finding was not ready by the time of the writing of this report.

This concludes my report

Respectfully:

Abel Palacio - Reclamation District 1614 Superintendent:

ITEM 14

RD 1614: MASTER CALENDAR

JANUARY

FEBRUARY

- Send out Form 700s, remind Trustees of April 1 filing date
- Update Document Retention Policy

MARCH

- Evaluation Review of Employees

APRIL

- April 1: Form 700s due
- Biannual Town Hall Meeting

MAY

- Draft Budget

JUNE

- June 15: Provide notice/make available to the public, documentation/materials regarding determination of Appropriations (15 days prior to meeting at which Appropriations will be adopted) (*Government Code §7910*).
- Approve Audit Contract for expiring fiscal year
- Adopted Annual Budget.
- Reminder that Liability Insurance Expires Annually the end of July.
- Adopt Annual CEQA Exemption for levee maintenance

JULY

- Adopt Resolution for setting Appropriations and submit to County Assessor's Office.
- Adopt Resolution Establishing Annual Assessments.

AUGUST

- August 1: Deadline to certify assessments for tax-roll and deliver to County (duration of current assessment: no expiration).
- Send handbills for collection of assessments for public entity-owned properties
- In election years, opening of period for secretary to receive petitions for nomination of Trustees (75 days from date of election.) (*Cal. Wat. Code §50731.5*)
- Employee Embezzlement Policy Expires this Month.
- Renewal of Insurance
(Crime policy does not come up for renewal until 8/26/2020)

SEPTEMBER

- In election years, last legal deadline to post notice that petitions for nomination of Trustees may be received (7 days prior to close of closure.) (*Cal. Wat. Code §50731.5*).
- In election years, closing of acceptance of petitions for nomination of Trustees (54 days from date of election.) (*Cal. Wat. Code §50731.5*).
- Review Status of Encroachment Permit request from Randy Pierson for fence at corner of Del Rio Ave and Kirk Ave.

OCTOBER

- Publish Notice of Election, even numbered years (once per week, 4 times, commencing at least 1 month prior to election).
- Newsletter
- Biannual Town Hall Meeting.

NOVEMBER

- Election: to be held date selected by Board each even-numbered year.

DECEMBER

- New Trustee(s) take office, outgoing Trustee(s) term(s) end on first Friday of each even-numbered year.
- Follow up on Smith Canal Proposition 218 Reimbursement for costs advanced to SJAFCA.
- Election of Board officers (Election years)

Term of Current Board Members:

Name	Term Commenced	Term Ends
Christian Gaines	First Friday 12/2018	First Friday of 12/2022
Kevin Kauffman	First Friday 12/2020	First Friday of 12/2024
Dominick Gulli	First Friday 12/2020	First Friday of 12/2024

No Expiration on Assessment

Emergency Operations Plan Review – September 2022.

Reclamation District Meetings

- **First Monday of each month, at 2:00 P.M.
at the offices of
Neumiller &Beardslee
3121 W. March Lane, Suite 100
Stockton, California 95219**

ITEM 18

Reclamation District 1614

March 2023 Bills

NAME	INVOICE #	AMOUNT	TOTAL \$	WARRANT #	CHECK #	SUBVENTION FUND
Kevin Kauffman		\$100.00		6185		
			\$100.00			
Christian Gaines		\$50.00		6186		
			\$50.00			
Dominick Gulli		\$50.00		6187		
			\$50.00			
Rhonda Olmo		\$1,812.05		6188		
			\$1,812.05			
Neumiller & Beardslee	339174	\$1,805.00		6189		
			\$1,805.00			
Kjeldsen, Sinnock, & Neudeck	34905	\$5,386.01		6190		
	34906	\$927.50				
	34907	\$206.25				
	34908	\$130.00				
	34909	\$838.75				
	34910	\$2,203.75				
	34911	\$16,060.00				
	34912	\$1,660.95				
			\$27,413.21			
Dept. of Motor Vehicles Permanent Trailer Identification Notice		\$10.00		6191		
			\$10.00			
Delk Pest Control	181662	\$220.00		6192		
			\$220.00			
Alan Spragg & Associates	8092292	\$662.36		6193		
			\$662.36			
Port City Marketing Solutions	20291	\$5,890.74		6194		

Reclamation District 1614
March 2023 Bills

			\$5,890.74		
BPM	63279	\$1,015.68		6195	
			\$1,015.68		
Reclamation District 1614 - Checking Act. Funds		\$25,000.00		6196	
			\$25,000.00		
Abel Palacio - March Payroll		\$1,878.32			Direct Deposit
			\$1,878.32		
State of California Payroll Taxes - March		\$110.54			
			\$110.54		
Federal Government Payroll Taxes - March		\$553.07			
			\$553.07		
Sprint		\$110.75			online
			\$110.75		
Comcast		\$134.69			online
			\$134.69		
Visa		\$842.99			online
			\$842.99		
PG&E		\$4,214.43			online
			\$4,214.43		
State Fund	1001206797	\$669.50			online
			\$669.50		

WARRANT TOTAL:	\$64,029.04
CHECKING TOTAL:	\$8,514.29
TOTAL BILLS PAID	\$72,543.33